



City of Pleasant Hill Biennial Budget for Fiscal Years 2006/2007 and 2007/2008



Includes the Redevelopment Agency of the City of Pleasant Hill



CITY OF PLEASANT HILL

BIENNIAL BUDGET FOR FISCAL YEARS

2006/2007 and 2007/2008

Includes the Redevelopment Agency of the City of Pleasant Hill



***City of Pleasant Hill
2006/2007 and 2007/2008
Biennial Budget***

ELECTED OFFICIALS

<i>Terri L. Williamson</i>	<i>Mayor</i>
<i>David E. Durant</i>	<i>Vice Mayor</i>
<i>Suzanne C. Angeli</i>	<i>Councilmember</i>
<i>John K. Hanecak</i>	<i>Councilmember</i>
<i>Michael G. Harris, OD</i>	<i>Councilmember</i>
<i>Marty C. McInturf</i>	<i>City Clerk</i>
<i>Suzanne J. Salter</i>	<i>City Treasurer</i>

CITY STAFF

<i>Michael Ramsey</i>	<i>City Manager</i>
<i>Debra Margolis</i>	<i>City Attorney</i>
<i>Richard Ricci</i>	<i>Finance</i>
<i>Robert Stewart</i>	<i>Redevelopment</i>
<i>Carey Corbaley</i>	<i>Human Resources</i>
<i>Steve Wallace</i>	<i>Public Works/Community Development</i>
<i>Peter Dunbar</i>	<i>Chief of Police</i>

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MISSION STATEMENT

The City of Pleasant Hill is dedicated to maintaining a safe, pleasant environment within the community by providing effective governance and the efficient and professional delivery of public services.

In the process of providing representative local government, the City identifies and anticipates concerns, problems and opportunities and takes actions to address them. The City government is a catalyst for the involvement of residents, business, and organizations in the development and maintenance of a well integrated community.

GENERAL INFORMATION

Population = 33,462

Incorporated on November 14, 1961

Low Property Tax

Council/Manager Form of Government

Incorporated Area = 8.2 Square Miles

Miles of Streets = 115

Parks Owned and Operated by the Recreation and Park District

Fire Protection Provided by Contra Costa Consolidated Fire District

Refuse Collection/Disposal Provided by Pleasant Hill Bayshore Disposal



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BUDGET GOALS

PLEASANT HILL CITY COUNCIL
GOAL-SETTING WORKSHOP – JANUARY 30, 2006

GOAL #1: **DEVELOP A REASONABLE SET OF OPTIONS FOR FLOOD CONTROL IN PLEASANT HILL**

- A. MINIMIZE HARM TO PERSON AND PROPERTY
- B. MAINTAIN TRACKING OF DAMAGE
- C. COST ANALYSIS—WHAT WERE ULTIMATE COSTS OF 12/31/05
- D. SHORT-TERM & LONG-TERM STRATEGIES

GOAL #2: **DEVELOP REASONABLE SHORT-TERM & LONG -TERM ALTERNATIVES FOR MAINTAINING ROADS IN AN ACCEPTABLE CONDITION**

- A. EXPLORE CREATIVE REVENUE-RAISING OPTIONS
- B. BOND ISSUE ASAP (2006 PREFERABLE)
- C. MINIMAL USE OF RESERVES (IF ANY)

GOAL #3: **MAINTAIN SUFFICIENT RESERVES TO MEET CITY'S CURRENT AND FUTURE FINANCIAL NEEDS**

- A. EVALUATE IF CURRENT DOLLAR AMOUNT IS RIGHT
- B. REVIEW IN LIGHT OF CURRENT FISCAL SITUATION
- C. EVALUATE INDEXING TO CPI

GOAL #4: **DEFINE A LONG-TERM INFRASTRUCTURE PLAN IN LIGHT OF CHANGING CIP (CAPITAL IMPROVEMENT PLAN)PRIORITIES**

- A. LONG-TERM NEEDS
- B. RE-EVALUATE PRIORITIES
- C. REVIEW PROJECTS THAT HAVE REMAINED ON THE UNFUNDED LIST FOR A LONG TIME
- D. EXPLORE PRIVATE/PUBLIC PARTNERSHIPS

GOAL #5: **STRENGTHEN THE CITY'S ECONOMIC DEVELOPMENT PROGRAM**

- A. RESURRECT THE "SHOP PLEASANT ! HILL" CAMPAIGN
- B. ECONOMIC INCENTIVES FOR SPECIFIC RETAILERS
- C. VACANCIES IN THE DOWNTOWN AND THE CROSSROADS CENTER

GOAL #6: **COMPLETE AND IMPLEMENT DESIGN GUIDELINES WITHIN ONE YEAR THAT MAINTAIN SMALL TOWN ATMOSPHERE**

STRATEGIC PLAN FOR 2006 GOALS

GOAL #1: DEVELOP A REASONABLE SET OF OPTIONS FOR FLOOD CONTROL IN PLEASANT HILL

STRATEGIC PLAN SUMMARY FOR GOAL #1

The City of Pleasant Hill has experienced flooding over the years due to the amount of storm water runoff produced during severe winter rainstorms. The preferred approach to address this problem was to acquire property (Oak Park site) to construct a detention basin that would handle a 100-year storm event. Efforts to accomplish this plan have come to a close due to the absence of funds to purchase the property from the County. Therefore, a new direction is being pursued that will examine a number of reasonable options to minimize the flooding impacts caused by winter storms.

This new direction will examine the viability of both short-term and long-term plans of action to minimize harm to people and property. In conjunction with this new direction, there will be a database established to track the damage in the community as a result of severe winter storms. In addition to tracking damage, the database will also provide a consistent means of determining the costs (private and public) associated with each of the winter storm events that hit the City.

STRATEGIC INITIATIVES - SHORT TERM:

A. MINIMIZE HARM TO PERSON AND PROPERTY

Ideas that can be considered for implementation prior to the coming winter weather season can be categorized as either procedural or material. Attention to the material aspects of flood control would involve a close look into the areas in the community where flooding occurred, with an analysis focused on what the likely explanation is for the amount and extent of water. Attention to procedural aspects will entail greater interaction and partnership with the community.

- A.1** Implement a community education program to help members of the community better prepare for a flood event. This program would utilize established forms of communication such as City's website, Outlook publication, public information channel, direct mailers, local newspaper and door hangers. Program highlights would consist of acquainting property owners and residents with their role in minimizing flooding impacts, increasing the emphasis placed on the annual creek cleaning

performed by property owners and the importance of individuals not interfering with flood management operations or entering flood areas.

- A.2 Adapt the Community Emergency Response Team (CERT) program to more specifically address the urgent situation presented due to flooding. Similar to the CERT program, anytime a storm causes flooding, trained volunteers would self-activate and communicate with others in their neighborhood. A selected neighborhood representative would report to the first responders, conveying neighborhood impacts and needs.
- A.3 Establish a supplemental means of augmenting staff resources through the use of on-call services. This could be in the form of mutual aid from surrounding cities, other agencies such as the East Bay Conservation Corps or private building and construction companies. The use of on-call services would be for the purpose of increasing the available resources to better handle storm impacts. Another means of augmentation would be by establishing a list of volunteers throughout the City readily available when winter storm events impact the community. The Outlook and the City's website would be used to solicit volunteers for this purpose.
- A.4 Tailor the existing early warning system to address the notification of the severe winter storm that will likely cause localized flooding. The Police Department can contact the Contra Costa County Office of Emergency Services and request that a pre-recorded message be sent. The message would be prepared by the City with a defined area identified to receive the phone message. This warning system is the same system that is used for early warnings for disasters and refinery incidents.
- A.5 Develop written procedures for Police Department staff to follow in responding to flood victim calls. Dispatchers would receive updated information from the field and Public Works Operations to allow more accurate information be provided to callers. This would include available sandbag stations (that had sand and bags), instructions on street closures, etc. In addition, training would be provided to those who handle calls for service during a flood event.
- A.6 Develop written guidelines to be used in providing assistance to members of the community impacted by flooding or other types of storm damage. The guidelines would address how and when it is appropriate for City staff to provide support for the benefit of property owners and residents. Help would generally be in the form of delivering/placing sand bags, removing debris impeding the flow of storm water and dropping off debris boxes to help with clean up work. The intent of the guidelines would be to provide assistance while minimizing the City's liability.

- A.7 Devise an action plan for delivering sand bags to designated locations in the community where flooding is likely to occur based on past storm events. The locations would be posted in advance to alert property owners/residents that sand bags would be delivered at a certain date and time. The sand bags would be delivered on pallets and restocked as needed. The number of sand bags at any one location would be determined by the extent of flooding from prior storm events.
- A.8 Coordinate with surrounding cities and the County to ensure, to the maximum extent possible, that members of the Pleasant Hill community are left with an ample supply of sand bags for their use. In addition, information for other cities regarding the opening of their sand bag stations would be obtained to determine whether there would be additional demand from outside of Pleasant Hill.
- A.9 Research the availability and cost to acquire trouble-free and easy to use equipment for filling sand bags. This equipment would be mechanically operated and could be used by members of the community to reduce the time spent filling sand bags in preparation for winter storm events. Based on the type of equipment being produced, the filling equipment would be set up at each sand bag station in the City concurrent with activation of the stations. Easy to understand instructions in the operation of the equipment would be provided at each station that has a sand bag-filling machine.
- A.10 Arrangements would be made with local towing companies to be available on a rotating basis during times of excessive flooding to provide for the removal of vehicles susceptible to being damaged from rising floodwater. This is the current practice, which has proven to be effective and does not result in any charges that would be incurred by the City if the tow trucks were staged to respond to requests for removal of a vehicle.
- A.11 Identification of drain pipes that discharge into creeks and channels that have the potential to “reverse-flow” during times when the creeks and channels are close or at full capacity. For those drain pipes where it is determined that there is a high degree of probability that water would flow in the reverse direction during periods of heavy runoff, backflow prevention devices will be installed to stop this situation from happening. The type and placement of the backflow prevention devices would be decided based on the observed field conditions at each drain pipe to be fitted with a device. The type of device would most likely be a flap gate or check valve and the placement would occur along the pipe at the location where maximum effectiveness would be achieved. In all likelihood, placement would be at the discharge end of the pipe or at another location along the pipe where there was a readily available means of secure attachment.

B. MAINTAIN TRACKING OF DAMAGE

Ongoing documentation associated with impacts to the community resulting from storm events will be accomplished through a variety of means intended to fully track damage sustained within the community as a result of severe winter storms.

- B.1** Continue to have the City's Finance Department keep track of all costs associated with City staff's activities in response to storm impacts within the community.
- B.2** Provide training for staff to more accurately report their time and effort associated with field and office responses to flooding and other impacts caused by a winter storm event.
- B.3** Identify protocols that would be beneficial in both monitoring and more comprehensively assessing storm damage. This could consist of either new or revised technical and procedural practices.
- B.4** Review the effectiveness of the current questionnaire process to determine what, if any, modifications are needed. While there was a good response rate, some modifications might be appropriate for future storm events to obtain more detailed information.
- B.5** Continue the use of the City's GIS (Geographic Information System) to compile a comprehensive database of the areas where flooding occurred during each storm event as well as to document the properties in the community that sustained damage.
- B.6** Resources available through FEMA (Federal Emergency Management Agency) will be used when appropriate, which has been standard procedure whenever flooding has occurred in the City.

C. COST ANALYSIS-WHAT WERE THE ULTIMATE COSTS OF THE 12/31/05 STORM?

- C.1** Continue to present findings and recommendations to the City Council pertaining to each storm event that results in flooding and/or damage to property. Once it has been determined how much flooding occurred and what impacts were experienced by the community, it will be reported the City Council. This information would be presented to the City Council in a similar form as provided in the staff report for the 12/31/05 New Year's weekend winter storm.

Projected Completion Date: October 1, 2006

STRATEGIC INITIATIVES - LONG TERM:

Those activities that will require more than a year to address and ultimately reach any degree of resolution are grouped and labeled as long-term strategies. Items under this heading are typically associated with the idea of reducing or possibly eliminating the reoccurring flooding problems when a major winter storm event hits the greater San Francisco Bay region. These items involve a significant amount of coordination with regional and state agencies as well as their approval or cooperation.

1. Investigate the viability of diverting storm water runoff to other drainage facilities that have greater capacity. This would involve an examination of adjacent creeks and channels to determine whether runoff coming from the southerly portion of the City could be redirected from Murderer's and Grayson Creeks. Surrounding cities, the County and various regulatory agencies would need to participate in any decisions that could change the existing drainage patterns in the watershed.
2. Cooperate with the Mt. Diablo Unified School District (MDUSD) to explore the ability to disperse or diffuse runoff water to lessen the amount of storm runoff in certain reaches of the creeks where capacity is severely limited. This approach would examine the use of parallel drainage systems to spread the volume of water between the existing creek and another drainage facility on school property. The agencies to be immediately involved in this option would be the MDUSD and the County Flood Control District.
3. Determine whether there is an opportunity to increase the capacity of the creeks and drainage channels in the City to better handle larger amounts of runoff from winter storm events. In order to consider this option as being feasible, a number of approvals would need to be obtained. Of major significance would be the environmental process associated with the dredging of a natural creek. There are at least half a dozen agencies at the state and federal levels that regulate this type of work. Besides obtaining environment clearance from the regulatory agencies, there would need to be unanimous written consent from the property owners who are responsible for maintaining the section of creek that crosses their property. In addition, the impact to downstream property when the volume of storm water is increased would need to be fully quantified.
4. Re-evaluate the use of detention as a means of metering the amount of storm water runoff flowing down the creeks. Both single and multiple detention basin options would be considered for implementation. The results of the prior detention basin alternative study would provide the framework for exploring other basin concepts. The Pleasant Hill Policy Task Force is being reconvened to provide direction in accomplishing this long-term strategic initiative. Members of the new Task Force might be somewhat different due to the more focused nature of the task at hand. The technical advisory group used by the task force is also reforming to assist in this endeavor.

5. Consider the installation of a buried system of pipes under the public streets to help capture and control the amount of runoff water produced during severe storm events. The viability of this type of detention system would require consideration of the installation costs as well as the ongoing maintenance costs.

Projected Completion Date: Minimum of 2 to 3 years

ADDITIONAL RESOURCES REQUIRED:

Some of the short-term strategies, such as the identification of drain pipes suitable for installation of flap gate, will require consultant resources with expertise in the kind of devices to be used. Those strategic initiatives where it is expected that consultant costs will be incurred, material will need to be purchased or equipment will need to be acquired as follows:

- A.3 The estimated cost for on-call services would be \$50,000 on an annual basis and would be a General Fund expense.
- A.9 The cost to purchase mechanized sand bag filling equipment is estimated to be in the range of \$10,000 to \$30,000 per location depending on the sophistication of the equipment and would be a General Fund expense.
- A.11 The cost for consultant services is estimated to be \$25,000 to research, identify and recommend installation of backflow devices. A cost of \$30,000 is estimated for the purchase of backflow devices. Both of these costs would be a General Fund expense.

Similarly, some of the long-term strategies, such as preparing an environment impact report to see if the regulatory agencies would provide permits to dredge the creeks, will require consultant resources familiar with the application process involved with a request to perform creek dredging.

1. The costs to retain an engineering consultant to investigate diversion of runoff are estimated to be \$35,000 and once the need was determined, a request would be presented to the City Council for approval of this General Fund expense.
2. The costs to retain an engineering consultant to assist in efforts with the MDUSD are estimated to be \$25,000 and once the need was determined, a request would be presented to the City Council for approval of this General Fund expense.
3. The costs to retain an engineering consultant to support specific technical needs of the Pleasant Hill Policy Task Force are estimated to be \$50,000 and once the need was determined, a request would be presented to the City Council for approval of this General Fund expense.

POLICY CHANGES:

It is not anticipated at this time that there would need to be any new or amended City policies in order to move forward with the short-term or long-term strategic initiatives outlined above.

GOAL #2: DEVELOP REASONABLE SHORT-TERM AND LONG-TERM ALTERNATIVES FOR MAINTAINING ROADS IN AN ACCEPTABLE CONDITION

STRATEGIC PLAN SUMMARY FOR GOAL #2:

The annual funding levels in the City's Capital Improvement Plan (CIP) allocated for the maintenance of local streets and roads has proven to be insufficient over the past several years. The result of this funding shortfall has been the City's inability to keep pace with the preventative measures necessary to preserve this valuable infrastructure asset. Absent the identification of innovative approaches to increasing the amount of funding available or finding more creative ways of repairing the worsening pavement, the condition of our local roadway system will continue to decline.

In the coming years, it will be vitally important to slow or reverse any further reduction in the condition of the streets and roads. As has been demonstrated in cities throughout California, the cost to maintain, repair and reconstruct roadways increases dramatically as the condition of the pavement drops from a good condition to a poor condition. From a practical perspective, it will take both an influx of new revenue as well as more inventive actions to realize any meaningful change in the current direction.

STRATEGIC INITIATIVES - SHORT TERM:

There are an assortment of possibilities that can be considered to address the existing downward trend associated with the quality and appearance of the City's roadways. One of the more obvious ones would rely on revenue generation to increase the level funding dedicated to street maintenance and repair. Another would involve the reallocation of existing funds to improve the condition of local streets. A third possibility would be to find ways of fixing the roadways at a reduced cost. Each of these possible short-term approaches is described as follows:

A. EXPLORE CREATIVE REVENUE-GENERATING OPTIONS

- A.1** Establish peer review process to explore creative options that have the potential to produce greater amounts of money for local streets and roads maintenance. This would entail the services of a company or firm with specific expertise in the area of public works revenue generation. This form of peer review would take into account all the existing sources of revenue used for roadways and determine if there were untapped money supplies that could increase the total amount of funding.

- A.2** Utilize the services of a firm or individual with detailed knowledge of the grant application process for public works transportation projects. This option would be beneficial in determining whether the City could increase the types and amounts of grant funds received on an annual basis. The contract could be focused to recognize the difficulty cities the size of Pleasant Hill have in obtaining certain types of grants.

B. MINIMAL USE OF RESERVES (IF ANY)

- B.1** Determine what condition would be realistically acceptable for the various classifications of streets within the City. This would lead to a conscious decision to maintain the condition of the street system at different levels based on the functional use of a roadway rather than the Pavement Management Program (PMP) approach established by MTC. Following this line of logic, all of the streets would be grouped by their functional classification, which would be arterial, collector or local. Those streets with the most amount of connectivity (arterials) would be maintained at a higher level than the collector and local streets. This would create a situation where funds were based on the importance of the street rather than simply on the condition of the street.
- B.2** Determine the feasibility of performing a portion of the street maintenance work using City forces. This would be a major change in the approach used in past years for maintaining, repairing and reconstructing the street system. Presently, the only street work performed in-house is temporary repair of potholes using a non-permanent material. The approach would be to initiate a very modest effort, such as the sealing of pavement cracks by Maintenance staff. Depending on the success in this initial effort, a moderate program would be the next step toward ramping up to a fully staffed street maintenance program.
- B.3** Identify a percentage of General Fund surpluses, if any, at the end of each budget year to be used for roadway maintenance. While the amounts would vary based on the needs of the City in any given year, the potential to address critical needs in the area of roadway maintenance would exist. Proceeding in this manner would allow for a certain amount of advance planning to occur based on the projected annual surplus over the next few years.

Projected Completion Date: July 1, 2007

STRATEGIC INITIATIVES – LONG TERM:

Recognizing the need to address the funding shortfall associated with the maintenance of the City's streets and roads, the prospect of long-term strategies is inconsistent with the underlying goal. Given the local streets and roads will continue to deteriorate much more rapidly as time passes, the timeline for implementation of long-term strategies must have a relatively short interval. As a result, the possible options would consist of performing all roadway maintenance and repair using City staff. The other opportunity would be to encourage the participation of local residents and businesses in funding certain types of repairs.

1. Implement a complete in-house street maintenance program to take care of the City's street system. This would require an initial investment in equipment, with the possibility that some equipment be rented or leased. While materials costs would be somewhat lower due the absence of markups to cover overhead and profit, the primary savings would be in the form of labor savings (overhead and profit) by not utilizing a private construction contractor. The secondary benefit realized would be more immediate maintenance of the roadways when compared to waiting for a public contract to be awarded once or twice a year.
2. Hire a consultant to facilitate the process of placing a measure on the ballot to pay for improving the condition of local streets and roads. There would need to be a very concentrated resident education and awareness effort regarding the condition of local streets and roads. This campaign would fully explain the purpose behind the measure's critical nature of the need. The measure would ask Pleasant Hill voters whether they wanted to be annually assessed a certain amount of money to have the City's roadway system be in better condition.

Projected Completion Date: July 1, 2007

ADDITIONAL RESOURCES REQUIRED:

Some of the short-term strategies, such as the peer review process and the use of a grant writer, will require consultant resources with expertise in the kind of services needed. In the same manner, there will be resource needs to perform more work in-house. Those strategic initiatives where it is expected that consultant costs will be incurred, material will need to be purchased or equipment will need to be acquired as follows:

- A.1 The costs to use a peer review process are estimated at \$25,000 and would be expended, as needed, from the City Manager's Discretionary Fund.
- A.2 The costs to use the services of a professional grant writer are estimated at \$10,000 annually and would be a General Fund expense.

- B.2** The costs to initiate street maintenance with City forces are estimated at \$75,000 (annual staffing) and \$50,000 to purchase equipment (one-time cost) and would be a Measure C, Gas Tax or General Fund expense.

Similarly, the long-term strategies associated with the creation of an in-house program for the maintenance of streets and the use of a consultant with expertise in the specific type of bond measure to be presented to the voters would be needed. Those strategic initiatives where it is expected that consultant costs will be incurred, material will need to be purchased or equipment will need to be acquired as follows:

1. The costs to have all street maintenance work performed in-house are estimated at \$350,000 (annual staffing), \$200,000 to purchase equipment (one-time cost) and \$50,000 for materials and supplies.

POLICY CHANGES:

It is not anticipated at this time that there would need to be any new or amended City policies in order to move forward with the short-term or long-term strategic initiatives outlined above.

<p><u>GOAL #3: MAINTAIN SUFFICIENT RESERVES TO MEET CITY'S CURRENT AND FUTURE FINANCIAL NEEDS</u></p>

STRATEGIC PLAN SUMMARY FOR GOAL #3:

It is important that governments maintain adequate reserves to mitigate current and future financial risks. City Council Resolution #54-03, adopted on June 16, 2003 designated \$8.0 million of general fund unreserved fund balance for contingencies. Contingencies were identified as current and future cash flow requirements, revenue shortfalls, natural or man made calamities and unanticipated future expenditures. This contingency reserve was to be increased by 2% annually.

STRATEGIC INITIATIVES – SHORT TERM:

A. EVALUATE IF CURRENT DOLLAR AMOUNT IS RIGHT

Staff projects a general fund contingency reserve of \$8,323,200 on June 30, 2006.

Staff has reviewed the general fund's cash flow for the past 30 months. During this period, our cash reserves went from a high of \$12,251,015 on June 30, 2003, to a low of \$6,308,856 – a change of almost \$6.0 million dollars. This amount, \$6.0 million, represents the “historic” cash flow needs of the City of Pleasant Hill.

If the City's cash flow needs are \$6.0 million, the amount of the contingency reserve would be \$2,323,200. This amount would be available to mitigate the future impacts of revenue shortfalls, natural or man made calamities and unanticipated expenditures. Is this amount adequate?

The Governmental Finance Officers Association (GFOA) recommends that governments establish a formal policy on the level of unreserved fund balance that should be maintained in the general fund. GFOA recommends that 5-15% of general fund operating revenues be maintained as unreserved fund balance. Based upon current fiscal year projected revenues of \$19.0 million, 5-15% would equal \$950,000 to \$2,850,000. An amount of \$2,323,200 is an adequate financial cushion for such unforeseen events as the loss of a major sales tax retailer or a natural disaster that would require significant local funds to maintain municipal services.

B. REVIEW IN LIGHT OF CURRENT FISCAL SITUATION

Additional funds are needed for pavement management and other important capital projects. A re-evaluation of the general fund reserve policy would allow the City Council to increase the general fund contribution to the Capital Improvement Program.

C. EVALUATE INDEXING TO CPI

The prior Council policy of indexing the general fund contingency reserve to the growth in expenditures was a fiscally conservative policy that recognized the impact of inflation on our reserves. However, the 2% growth created an entitlement that segregated in excess of \$160,000 annually from the amounts available to fund important operating or capital expenditures.

STRATEGIC INITIATIVES – LONG TERM:

The City Council's reserve policy should be reviewed by Council annually to ensure it is adequate to meet the City's current and future financial needs.

ADDITIONAL RESOURCES REQUIRED:

None.

POLICY CHANGES:

As part of the 2006/2007 and 2007/2008 Budget Resolution, language should be included to designate \$8,323,200 of general fund unreserved fund balance for contingencies as of July 1, 2006.

**GOAL #4: DEFINE A LONG-TERM INFRASTRUCTURE PLAN IN
LIGHT OF CHANGING CIP (CAPITAL IMPROVEMENT PLAN)
PRIORITIES**

STRATEGIC PLAN SUMMARY FOR GOAL #4:

The City's six-year Capital Improvement Plan (CIP) establishes the priorities for the next two years, with the subsequent four years used for planning purposes. There is a need to take a look at the manner in which projects are prioritized to meet long-term needs within the community. This is evident based on the ever increasing number and dollar amount of projects contained on the unfunded list. This will be addressed through a more strict assessment of unfunded projects, including importance and likelihood of completion. By taking a critical look at the current criteria used to prioritize projects, it is expected that a more streamlined approach can result.

STRATEGIC INITIATIVES – SHORT TERM:

Given the very detailed nature of this strategic initiative, most if not all of the work to reach the desired goal will be accomplished in the near term. Otherwise, the process would have to correlate with the City budget preparation efforts, which would extend the date of completion. The sum total of short-term approaches to define a long-term infrastructure plan is described as follows:

A. RE-EVALUATE PRIORITIES FOR LONG-TERM NEEDS

- A.1** Re-evaluate the criteria currently used for ranking and prioritizing those projects that do not have an identified source of funding. This approach would necessitate a serious and concerted effort to distinguish among the vast number of projects and select only those that conform to a simplified and exact ranking system. By taking this direct approach, it is envisioned that the list of unfunded projects will be significantly reduced.

B. REVIEW PROJECTS THAT HAVE REMAINED ON THE UNFUNDED LIST FOR A LONG TIME

- B.1** Review the projects that have remained on the unfunded list for several budget cycles and trim the list to those projects where the likelihood of implementation is deemed realistic. This would require the use of far more stringent rating criteria to come up with a somewhat sparse list of projects that can be accomplished in the six year term of the CIP. Each

budget cycle, projects that did not meet the criteria would be considered for removal from the capital program.

C. EXPLORE PRIVATE/PUBLIC PARTNERSHIPS

- C.1** Encourage equity partnerships for projects determined to be of significant importance within the community. These projects would be almost exclusively the ones that were requested by a community group, nonprofit organization or business entity. By following this approach, the level of importance to the requestor would be evident as well as the commitment to see the project come to fruition. One such example would be the request for a permanent stage at City Hall for the summer concert series.

Projected Completion Date: Adoption of FY 06/07 – 07/08 CIP

STRATEGIC INITIATIVES – LONG TERM:

The outcome of realizing the short-term strategic initiatives would be the implementation of a long-term CIP infrastructure plan that recognizes not only that there are very limited resources available to accomplish projects but that an accurate, realistic capital program is extremely beneficial to managing the City's competing priorities.

Projected Completion Date: Adoption of FY 06/07 – 07/08 CIP

ADDITIONAL RESOURCES REQUIRED:

None of the short-term or long-term strategies will require the use of consultant services or other resources to adequately address the particular initiative and move forward toward implementation.

POLICY CHANGES:

It is not anticipated at this time that there would need to be any new or amended policies in order to move forward with the short-term or long-term strategic initiatives outlined above.

<p><u>GOAL #5:</u> STRENGTHEN THE CITY'S ECONOMIC DEVELOPMENT PROGRAM</p>

STRATEGIC PLAN SUMMARY FOR GOAL #5:

Staff, assisted by a consulting firm for certain tasks, and utilizing the expertise and resources available from organizations in which the Agency is a member, will develop and implement three short-term strategic initiatives that will help strengthen the City's Economic Development Program. These initiatives, previously approved by the City Council, are: "Resurrect the Shop Pleasant ! Hill Campaign," "Economic Incentives for Specific Retailers" and "Fill Vacancies in the Downtown and Crossroads."

STRATEGIC INITIATIVES – SHORT TERM:

A. RESURRECT THE "SHOP PLEASANT ! HILL" CAMPAIGN

Staff has already made significant progress in resurrecting the "Shop Pleasant Hill" campaign. Magnets promoting Pleasant Hill, designed by Donaghu Graphic Designs, have been produced for free distribution at civic and business events. The multi-color magnets are imprinted with a shopping bag graphic, the City logo and the words, "Dine, Shop, Enjoy Pleasant Hill." The magnets, together with literature promoting Pleasant Hill, were distributed at the Chamber of Commerce Business Showcase event held in March at the Community Center. Also, a comprehensive listing of Pleasant Hill shopping centers and restaurants has been added to the City's website and will be published in The Outlook.

- A.1** Promotional literature and magnets will be distributed during the regular weekly business contact visits that are made to Pleasant Hill businesses, and at the Summer Concert-At-The-Lake Series, the City-hosted reception for the JFK University International Human Science Research Conference in August and the Art, Jazz & Wine Festival in October.
- A.2** Agency staff will work with the Chamber of Commerce to explore the feasibility of partnering with local retailers, restaurants and business sponsors to share the costs of advertising at local theaters to further promote a "Shop Local" campaign.

- A.3** Other promotional/advertising campaigns will be explored that may include fee-sharing arrangements for promotional/advertising activities that will directly strengthen the city's economic position.

B. ECONOMIC INCENTIVES FOR SPECIFIC RETAILERS

1. Provide incentives for attraction, retention and expansion:
 - a. Economic assistance to major retailers (e.g., Kohl's) in order to attract other businesses.
 - b. Fees paid by Pleasant Hill Redevelopment Agency.
 - c. City-provided capital facilities (rights-of-way, parking garages, etc.).
 - d. Shared advertising costs ("Shop Pleasant Hill" ads at theaters).
 - e. Research other programs in neighboring cities.

Providing incentives for business attraction, retention and expansion activities is one of the primary functions of an Economic Development program. Incentives are primarily used to assure the feasibility or scope of a private sector project that helps achieve City goals and which would not otherwise occur without some type of financial assistance.

Examples of the types of incentives identified above include the Agency payment of \$200,000 annually for 25 years, from the property tax increment revenues generated by the Crossroads shopping center, to the developer of the project, in order to obtain the Kohl's department store. Kohl's serves as the project anchor (which the developer needed in order to obtain project financing), helps attract other businesses to the project, and is a significant generator of sales tax revenues to the City.

Similar circumstances existed with the Downtown, where the Agency is reimbursing the developer \$13,750,000 (net present value) over time from property tax increment revenues generated by the project, in order to create the Downtown project. The Agency also agreed to pay City fees in excess of \$200,000 on behalf of the project. Lastly, the City provided tax-exempt financing to the Developer, through City-issued assessment district bonds, backed by Agency tax increment revenues, to finance construction of the Downtown streets, utilities and the 660 space public parking garage.

- B.1** Agency shall retain the services of a consulting firm specializing in business/retailing to advise on the need for specific commercial uses or types of commercial uses within the city and the ways and means of obtaining such commercial uses.
- B.2** Staff will research the effectiveness of other types of incentive programs, such as sales tax rebates to retailers, credit enhancements for retailers, and facade improvement and business loans or grants programs.

- B.3** Agency staff has done initial research on fee deferral programs that would allow payment of certain development fees over a period of time instead of at building permit issuance. Additional research will be done to further explore the feasibility and efficacy of fee waiver or fee deferral programs for business attraction and recruitment efforts.
- B.4** The City/Agency shall continue to evaluate and analyze on a case-by-case basis the need for funding of capital improvement projects to accommodate future development projects.
- B.5** Agency staff is currently working with Finance Department staff to provide additional funding for the WiFi system in the Downtown. The ability to provide WiFi access for visitors in the Downtown can provide substantial opportunities to further promote the “Dine, Shop, Enjoy Pleasant Hill” campaign and can produce spin-off benefits to other areas of the city for shopping and dining opportunities for residents and visitors to Pleasant Hill.
- B.6** Agency staff researched economic development programs in other jurisdictions during the formulation of the Economic Development Strategic Plan. Additional research will now be done on program-level economic development and incentive programs utilized in other jurisdictions, to determine local/regional impact and effectiveness of economic development and incentive programs.

C. FILL VACANCIES IN THE DOWNTOWN AND CROSSROADS

1. Implement Economic Development Program that has been developed.
2. Create liaison with a Retail Consultant.
3. Facilitate peer review of economic development program (e.g. Pittsburg and Brentwood).
4. Continue to work with International Council of Shopping Centers (“ICSC”), Bay Area Council, Contra Costa Council and East Bay Economic Development Alliance for Business (“EDAB”).

The primary purpose of the Economic Development Strategic Plan (“Plan”), adopted by the Agency in 2005, is to preserve, protect and enhance the economic investments that have been made in the city. The Plan was also designed to communicate the goals and policies that complement the City’s General Plan-Economic Strategy Element.

The City/Agency joined the East Bay Economic Development Alliance for Business (“EDAB”) as a member in 2004, in order to strengthen the City’s presence in regional economic development activities and to obtain support from EDAB in the development of our Economic Development Strategic Plan. Agency

staff regularly attends Contra Costa Council Economic Partnership meetings and other Contra Costa Council-supported economic development events. The City/Agency is also a member of the International Council of Shopping Centers ("ICSC") and has worked closely with the ICSC Northern California Alliance Program.

The City/Agency will continue its memberships with organizations that support and promote both a local and regional approach to sustainable economic development programs and practices. Agency staff is currently working with ICSC Northern California Alliance Program, a program that is a cooperative effort between International Council of Shopping Centers, International Economic Development Council, Association of Bay Area Governments, Bay Area Council, California Association for Local Economic Development, California Business Properties Association and the California Redevelopment Association. The Alliance Program is intended to explore public/private partnerships and how organizations can work together to synthesize the needs of the community with the interests of the private sector. Agency staff is working with the planning committee for the September Northern California conference where a primary focus of the conference will be redevelopment and retail development in cities.

- C.1** Per recommendation **B.1.** above, Agency shall retain the services of a consulting firm specializing in business/retailing to advise on the need for specific commercial uses or types of commercial uses within the city and the ways and means of obtaining such commercial uses.

STRATEGIC INITIATIVES – LONG TERM:

A. RESURRECT THE "SHOP PLEASANT ! HILL" CAMPAIGN

Staff will continue to provide information via the City's website and in The Outlook newsletter on the value of shopping locally. The listing of restaurants and shopping centers will be reviewed and updated on a regular basis. Additional promotion efforts, including advertising campaigns and general publicity, will be implemented over the long term. It is envisioned that staff will coordinate with the Chamber, shopping center managers and significant/unique businesses on promotion and advertising over the long term.

B. ECONOMIC INCENTIVES FOR SPECIFIC RETAILERS

Continue to strengthen the City's Economic Development Program through the implementation of the specific goals, policies and strategies that were identified in the City's Economic Development Strategic Plan for fiscal years 2005 through 2009. Continue to provide the financial and staffing resources needed to accomplish the goals, policies and strategies of the Economic Development

Strategic Plan to preserve, protect and enhance the economic investments that have been made and will continue to be made in the City.

ADDITIONAL RESOURCES REQUIRED:

- A.3** The costs of proposed advertising/promotional materials and programs are estimated at \$25,000 annually and will be included in the Agency's 2006/2008 Biennial Budget.
- B.1** The costs of the retailing consultant are estimated to be \$75,000 and will be included in the Agency's 2006/2008 Biennial Budget.
- B.5** The costs of augmenting the WiFi service in the Downtown are estimated at \$25,000 and will be included in the Agency's 2006/2008 Biennial Budget.

POLICY CHANGES:

There are no policy changes required for any of the proposed short-term or long-term initiatives. All planned initiatives were included in the Goals/Policies of the Economic Development Strategic Plan approved in June 2005.

<p>GOAL #6: COMPLETE AND IMPLEMENT DESIGN GUIDELINES THAT MAINTAIN SMALL TOWN ATMOSPHERE</p>

STRATEGIC PLAN SUMMARY FOR GOAL #6

For a number of years the City Council, Planning Commission, Architectural Review Commission (ARC), and Planning staff has expressed a need for the City to adopt design guidelines for inclusion into the zoning ordinance. The General Plan includes a comprehensive summary list of programs that are to be implemented by City staff to carry out the policies and goals of the plan, including several calling for the adoption of design guidelines. In the coming years the City will continue to face pressure by the State and market forces to intensify development in Pleasant Hill. Design guidelines can mitigate these factors by requiring future development to:

- Be visually pleasing and attractive.
- Be compatible with surrounding residential neighborhoods.
- Establish desired design themes in specified areas, including commercial corridors, neighborhood gateways, etc.
- Reinforce development patterns and intensities that are consistent with the established “small town” character of the city.

Planning staff will prepare residential and commercial design guidelines, as directed by City Council Goal #6, in the coming year.

STRATEGIC INITIATIVES – SHORT TERM:

A. PREPARE WORK PROGRAM AND SCHEDULE

- A.1** Planning staff to prepare draft work program and schedule:
- Describe design guidelines components
 - Identify community stakeholders
 - Itemized schedule and timeline for completion of major program tasks

B. STUDY SESSIONS

- B.1** ARC to review draft work program and schedule – provide input to staff
- B.2** Planning Commission to review draft work program and schedule – provide input to staff

- B.3** Joint study session with the City Council, ARC and Planning Commission prior to preparation of final draft work program and schedule
- B.4** Approval by ARC and Planning Commission of work program and schedule

C. PREPARATION OF DESIGN GUIDELINES

- C.1** Planning staff to prepare draft design guidelines
- C.2** Monthly study sessions with the ARC
- C.3** Quarterly study sessions and status reports to the Planning Commission
- C.4** Quarterly meetings with stakeholder groups (e.g. neighborhood associations, Chamber of Commerce, contractors)

D. APPROVAL OF DESIGN GUIDELINES

- D.1** Community public meeting held by Planning staff
- D.2** Public meeting held by ARC - recommendation for approval
- D.3** Public meeting held by the Planning Commission - recommendation for approval
- D.4** Public hearing held by City Council – adoption

Projected Completion Date: August 1, 2006

STRATEGIC INITIATIVES – LONG TERM:

- 1. Consideration of possible general plan or zoning ordinance amendments
- 2. Building cooperative working relationships with stakeholder groups, particularly to monitor success of adopted design guidelines
- 3. Consideration of annual status report by the ARC to the City Council regarding the status of design guidelines

Projected Completion Date: March 31, 2007

ADDITIONAL RESOURCES REQUIRED

Planning staff will undertake all of the work necessary to complete the design guidelines, including coordination with city business groups and neighborhood interests. No outside consultants will be used for the preparation of the guidelines, though it may become necessary to hire an outside graphic consultant to prepare report graphics, formatting, and layout. Estimated cost of graphic consultants is \$25,000 and would be a General Fund expense.

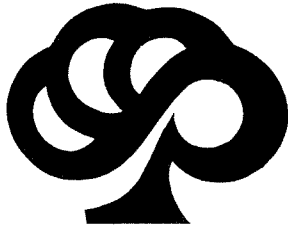
POLICY CHANGES:

No new or amended policies are required for the preparation of design guidelines. The General Plan includes a comprehensive summary list of programs that are to be implemented by City staff to carry out the policies and goals of the plan, including several calling for the adoption of design guidelines:

1. Community Development Program 1.1 – Amend the zoning ordinance to include design guidelines for future residential development, redevelopment, and renovation.
2. Community Development Program 3.1 – Amend the zoning ordinance to include design guidelines for future non-residential development, redevelopment, and renovation.
3. Community Development Program 5.2 – Develop specific zoning ordinance criteria and design guidelines for portions or all of Contra Costa Boulevard.
4. Economic Strategy Program 3.2 – Develop a specific plan or zoning regulations for upgrading Contra Costa Boulevard that includes guidelines for land use, design, and circulation improvements.



TRANSMITTAL LETTER



City of Pleasant Hill

The following City Council Staff Report recommending adoption of the biennial budget for fiscal years 2006/2007 and 2007/2008 was presented to the City Council at their public meeting on June 19, 2006. The City Council adopted the proposed budget as submitted.



CITY COUNCIL STAFF REPORT

Meeting Date: June 19, 2006

City of Pleasant Hill

TO THE HONORABLE MAYOR AND CITY COUNCILMEMBERS

**SUBJECT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PLEASANT HILL APPROVING A TWO-YEAR BUDGET AND
AUTHORIZING EXPENDITURES FOR THE FISCAL YEARS
2006/07 AND 2007/08**

SYNOPSIS

Staff has prepared the 2006/2007 and 2007/2008 line item budgets for Council approval and adoption.

DISCUSSION

Background

At the May 15, 2006, City Council meeting, staff discussed the 2006/2007 and 2007/2008 Preliminary Budget, the *Ten-Year Financial Forecast* and the 2006/2007 through 2011/2012 Capital Improvement Plan. At that meeting Council directed staff to increase general fund contributions to the annual pavement maintenance program, as well as to add funds to pay for three new capital projects: Phase II WiFi, city facilities surveillance system and repair of landslides throughout the City.

On May 16, staff met with the Budget Committee (Durant and Hanecak) to discuss the additional financial resources needed to implement the six budget goals that Council established at the January 30, 2006 Goal Setting Workshop.

At the June 5, 2006 City Council meeting, staff discussed the Budget Committee's recommendations for additional funding to implement the Council's Budget Goals. Council was in agreement with the Budget Committee's recommendations and directed staff to prepare the final budget for adoption.

Analysis

Staff has updated the 2006/2007 and 2007/2008 Budget for the following factors:

1. Provide annual funding to street maintenance of \$1.2 million.
Of this amount, \$400,000 comes from the general fund and the remainder comes from special revenue funds. In FY2006/2007, the general fund will contribute \$400,000. In FY2007/2008, the contribution increases to \$460,000.

2. Additional contribution of \$620,000 for three new capital projects.
Phase II WiFi (\$400,000), City facilities surveillance system (\$70,000) and landslide repairs throughout the City (\$150,000). The landslide repairs will cost \$640,000 but will be offset by a federal highway grant reimbursement of \$490,000.
3. Continue Flexible Hiring Freeze.
Currently, we have 7.5 full-time equivalent positions (FTE) budgeted but unfilled due to employee resignations or retirements. If all of these positions remained vacant, we would save \$600,000 in salaries and fringe benefits annually. Some of these positions may be filled by the City Manager, however the objective is to achieve \$600,000 in salary and benefit savings by not filling the majority of vacant positions.
4. Attrition Savings.
The *Ten Year Forecast* includes annual savings of \$500,000 from attrition. Attrition is defined as the budgetary savings from short term employee vacancies (due to the length of time needed to fill a position once an employee retires or resigns). Attrition does not include any savings from the flexible hiring freeze.
5. Council Budget Goals These proposals are one-time costs for FY2006/2007 unless otherwise noted as (*on-going*).

Goal #1 – Develop a reasonable set of options for flood control in Pleasant Hill.

- ✓ \$ 50,000 for on call emergency services (*on-going*)
- ✓ \$ 30,000 for a mechanized sand bagger
- ✓ \$ 55,000 for drainpipe backflow devices

Goal #2 – Develop reasonable short and long-term alternatives for maintaining roads in an acceptable condition.

- ✓ \$ 10,000 to hire a grant writer to submit more pavement maintenance grants
- ✓ \$125,000 to begin a limited in-house street maintenance program (*on-going cost would be \$75,000*).

Goal #3 – Maintain sufficient reserves to meet current and future financial needs.

- ✓ No cost.

Goal #4 – Define a long-term infrastructure plan in light of changing CIP priorities.

- ✓ No Cost.

Goal #5 – Strengthen the City's Economic Development Program.

- ❖ This goal will be discussed in the Redevelopment Agency budget.

Goal #6 – Complete and implement design guidelines within one year that maintain small town atmosphere.

- ✓ \$25,000 for graphics consultant.

The additional budget needed to implement these recommendations is \$295,000 in FY2006/2007 and \$125,000 in FY2007/2008 and every year thereafter. These costs have been programmed into the departmental line-item budgets and the Ten Year Financial Forecast.

Information Received Subsequent to the June 5 Council Meeting:

Loss of State Subvention

Revenue Account #3610 "Non-Property Tax Cities" was a special supplemental subvention of vehicle license fees that the State Controller's Office has paid the City of Pleasant Hill since 1988. In 2004, SB1096 repealed Section 11005 of the State Revenue and Taxation Code - and with it the revenues previously receipted to account #3610.

On September 17, 2004, the City received \$91,917. This amount represented the final payment from the State of California for fiscal year 2003/2004. Since we received this amount after we had closed the accounting records on 2003/2004 it was recorded in 2004/2005.

When staff reviewed the April 2006 Budget Status Report, we noted that no revenue was recorded to account #3610 in the 2005/2006 fiscal year. Staff called the State Controller's Office and was told that this revenue was repealed by the State Legislature in 2004, and the lost revenue was not replaced by other revenue. Since this revenue had been received each year for the past sixteen years, staff projected this amount in each year of the *Ten Year Financial Forecast* presented to Council on June 5. This revenue has been removed from the final budget and *Ten Year Financial Forecast* beginning with the 2005/2006 fiscal year.

Change in Interest Rate Assumption

Based upon the current interest rate earned on our investments in LAIF (4.305%), staff has revised our investment return from 4% to 5%. This revision is based upon staff's belief that interest rates will continue to increase and will average 5% for the foreseeable future. This change will increase interest income in 2006/2007 from \$446,259 to \$556,227.

Revenue Account #4991 Interfund Transfers

In the *Ten Year Financial Forecast* presented to Council on June 5, in 2005/2006 there was an \$85,000 interfund transfer to account #4991. This amount was a contribution from Measure C Return to Source funds to the general fund for new sidewalk installation. Staff projected this amount each year of the *Ten Year Financial Forecast*.

In preparing the updated Capital Improvement Program budget, Engineering staff deferred the 2005/2006 new sidewalk project to 2007/2008. In addition, when the project is built the funds will be expended from Fund 27 and no revenues will be transferred to the General Fund. This change decreases the general fund revenue projections by \$85,000 each year of the *Ten Year Financial Forecast*.

Highlights of Line-Item Budgets

The City of Pleasant Hill has 134.5 authorized positions. All authorized positions have been included in the line-item budgets; however as was discussed previously, the Flexible Hiring Freeze anticipates that 7.5 budgeted positions will remain unfilled during the two-year budget.

Personnel cost (salaries and benefits) account for 80% of the City's operating budget. The greatest cost drivers are salaries, healthcare and PERS pension costs. The Proposed Biennial Budget anticipates holding the line on salary increases to 2% (excluding step and merit increases) and implementing cost-sharing agreements with our employees on healthcare premiums. Healthcare and pension costs have soared over the past three years as the following chart demonstrates:

Benefit Name	2004/2005 Actual	2005/2006 Projected	2006/2007 Projected	2007/2008 Projected
Kaiser	432,212	434,433	597,916	665,100
Healthnet	432,291	487,158	575,013	646,746
PERS	1,769,643	2,175,678	2,512,292	2,590,720
Totals	2,634,146	3,097,269	3,685,221	3,902,566
Percentage Increase		17.58%	18.98%	5.90%

The PERS Board has adopted a rate stabilization policy that will hold pension costs steady in 2007/2008 and beyond. Although the prospect of absorbing \$2.6 million of annual pension costs is a concern for staff, the concept of rate stability after several years of significant increases provides some measure of "relief".

Here are staff's comments on individual department line-item budgets.

City Manager – higher temporary salaries needed to offset the hiring freeze of one full-time secretary. \$25,000 of the \$100,000 in Discretionary Funds have been allocated to Account #1350 Employee Awards. This new line-item will fund an "Employee Recognition/Incentive Program".

Community Relations – add \$2,500 each year for support of Farmer's market.

City Clerk – \$47,000 for election costs. This amount is higher in order to pay for our pro-rata share of the costs associated with mandated voting machines for the handicapped.

Computer Services – \$50,000 higher costs for the operating transfer out to Fund 13 Computer Technology Replacement Fund. This fund pays for the programmed replacement of computer servers, personal computers, printers, copiers and maintenance contracts for all computers and copiers in City Hall and the Corporation Yard. The cost increase is needed to pay for replacement equipment associated with the IKON document imaging system that was installed during the past two years.

Human Resources – higher temporary salaries needed to offset the hiring freeze of one full-time secretary. The employee training budget will be set at \$30,000 and is allocated \$20,000 to general training and \$10,000 for organization training and development. Organizational training will include one two-day executive team strategic planning session each year. The remaining funds will be used to hire a consultant to facilitate departmental work process and leadership change. The \$22,000 proposed for Employee Awards includes the annual holiday awards dinner and a contribution towards employee retirement parties. The largest expenditure is for the holiday awards dinner and includes \$7,500 to pay for our employees and their spouses' (or guests') dinners, \$4,000 for cash awards given to employees in recognition of their years of service (which are awarded at five year intervals) and \$3,000 for plaques, a DJ, decorations and door prizes.

Community Planning – Eliminate Community Development Director position, but add one-half of the Director of Public Works/Community Development position (the other one-half is allocated to Engineering). Move Code Enforcement personnel to Building Division. Decrease consultant budget from \$50,000 to \$10,000.

Building – Add Code Enforcement personnel. Increase contract services related to rental of Accela building permit software. The rental is based upon permit valuation.

Police – higher PERS pension costs in 2006/2007. As mentioned earlier, these costs are expected to stabilize in 2007/2008 and beyond. Significant lowering of workers compensation costs associated with State reform of the system and improved claims experience in our City. \$225,000 higher costs for the operating transfer out to Fund 05 Computer Technology Replacement Fund. The increase, from \$275,000 to \$500,000, is the most significant cost driver in this department. All maintenance costs associated with technology have been transferred out of the Police Department budget into Fund 05. In addition, as new technology is acquired through public safety grants, the software maintenance and hardware replacement costs must be added to the replacement fund.

Animal Control Services – The City contracts animal control services from Contra Costa County. The cost of this service jumped from \$75,000 in 2005/2006 to \$121,433 in 2006/2007. This cost increase is the result of a greater share of the County's costs being passed on to cities. In prior year's the county subsidized a greater share of the costs.

General Fund Designated Reserves

The general fund contingency reserve is projected to be \$8,323,000 on June 30, 2006.

Cash flow represents the changes that affect an entity's cash account. The City of Pleasant Hill needs to maintain a significant cash balance to offset a revenue lag in the first five months of each fiscal year. Cash reserves are replenished beginning each December when Holiday shoppers begin their annual pilgrimage to our area stores. Staff has reviewed the general fund's cash flow for the past 30 months. During this period, our cash reserves went from a high of \$12,251,015 on June 30, 2003, to a low of \$6,308,856 – a change of almost \$6.0 million dollars. This amount, \$6.0 million, represents the "historic" cash flow needs of the City of Pleasant Hill.

If the City's cash flow needs are \$6.0 million, the remainder of the contingency reserve would be \$2,323,200. This amount would be available to mitigate the future impacts of revenue shortfalls, natural or man made calamities and unanticipated expenditures.

The Governmental Finance Officers Association (GFOA) recommends that governments establish a formal policy on the level of unreserved fund balance that should be maintained in the general fund. GFOA recommends that 5-15% of general fund operating revenues be maintained as unreserved fund balance. Based upon current fiscal year projected revenues of \$19.0 million, 5-15% would equal \$950,000 to \$2,850,000. An amount of \$2,323,200 is an adequate financial cushion for such unforeseen events as the loss of a major sales tax retailer, or a natural disaster that would require significant local funds to maintain municipal services.

FISCAL IMPACT

The adopted budget governs all operational activities in carrying out the City's Mission as directed by the City Council.



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SUMMARY DATA

FUND DESCRIPTIONS

- 01 GENERAL FUND** is the general operating fund of the City and is used to account for all financial resources except those required to be accounted for in another fund.
- 05 POLICE TECHNOLOGY FUND** accounts for scheduled and unscheduled replacement of police radios, copiers, and computer-related technology for the Police Department. The source of funding is annual contributions from the General Fund.
- 06 TRAFFIC MITIGATION FUND** accounts for fees assessed on new development to provide for street improvements EFFECTIVE 12/6/2003
- 08 TRAFFIC MITIGATION FUND** accounts for fees assessed on new development to provide for street improvement EFFECTIVE FOR PERIOD PRIOR TO 12/6/2003
- 10 PROPERTY DEVELOPMENT FUND** (also known as the Bedroom Tax Fund) accounts for taxes assessed on new development that are used for acquiring, building, improving,, or expanding public property and facilities.
- 11 TRAFFIC SAFETY FUND** accounts for fees collected for misdemeanor traffic violations involving a moving vehicle. These funds are used to provide crossing guards at major streets near elementary schools.
- 12 GAS TAX FUND** accounts for gas taxes apportioned to cities by the State based upon three factors: vehicle registration, assessed valuation and population. The use of these funds is restricted to street construction and maintenance.
- 13 COMPUTER TECHNOLOGY REPLACEMENT FUND** accounts for scheduled and unscheduled replacement of computer-related technology for City Hall and the Corporation Yard. The source of funding is annual contributions from the General Fund.
- 14 2107.5 GAS TAX FUND** accounts for a certain type of gas taxes apportioned by the State to cities based on population. These funds are restricted to engineering and administrative costs related to street projects.
- 15 VEHICLE REPLACEMENT FUND** accounts for planned replacement of City vehicles and is funded by annual contributions from the General Fund.
- 16 UNIFIED STREET LIGHTING DISTRICT FUND** accounts for an allocation of property taxes used to provide street lighting.
- 18 COMMERCIAL LANDSCAPE AND LIGHTING DISTRICT #20 FUND** accounts for assessments on commercial property in six commercial areas. These assessments pay for landscape maintenance, street lighting, and sidewalk repair costs within these commercial areas.
- 19 NPDES FUND** accounts for citywide parcel taxes mandated by the Federal government to pay for the "National Pollution Discharge Elimination System," a program designed to prevent further polluting of streams and bays.
- 20 CAPITAL PROJECTS FUND** funds capital improvements and large maintenance projects on City-owned buildings and properties. Funding is provided by annual contributions from the General Fund.
- 22 LOCAL LAW ENFORCEMENT BLOCK GRANT FUND** accounts for Federal grant proceeds for specific law enforcement purposes.

FUND DESCRIPTIONS

- 23 **WASTE MANAGEMENT/RECYCLING FUND** accounts for activities to implement AB939, which mandates a decrease in the volume of landfill waste. Funding is provided from fees collected from property owners on their garbage bills and forwarded to the City bi-monthly.
- 24 **PARK AND RECREATION FUND** accounts for community park and recreation activities. There is no current funding source, but a balance remains in this fund from the sale of City land several years ago.
- 25 **SUPPLEMENTAL LAW ENFORCEMENT SERVICES FUND (SLESF)** accounts for funds allocated by the State for front-line municipal police services.
- 26 **POLICE SPECIAL SERVICES FUND** accounts for asset forfeitures from drug-related convictions, as ordered by the District Attorney's Office. These funds may only be used for drug-related education and enforcement activities and may not supplant existing City resources.
- 27 **MEASURE C GROWTH MANAGEMENT FUND** accounts for resources provided by the one-half cent sales tax dedicated to transportation improvement projects.
- 29 **VEHICLE ABATEMENT FUND** accounts for funds received quarterly from Contra Costa County for vehicle abatement and all vehicle abatement costs.
- 30 **SENIOR VAN SERVICES FUND** accounts for donations and fare revenues, as well as costs of operating a van service for transporting non-driving Pleasant Hill seniors to local medical and dental appointments, shopping within Pleasant Hill, and to the PH Senior Center for social activities.
- 31 **CLEEP (CALIFORNIA LAW ENFORCEMENT EQUIPMENT PURCHASES) GRANT FUND** accounts for State grant funds restricted for law enforcement-related equipment purchases.
- 32 **LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT #22 FUND** accounts for assessments collected from property owners in Grayson Woods and Gallery Walk for street lighting and landscaping of the common areas of those two subdivisions.
- 33 **D.A.R.E. FUND** accounts for funds raised and donated for the Drug Abuse Resistance Education program that the Police Department provides to local schools.
- 34 **AFFORDABLE HOUSING FUND** accounts for fees received from developers in lieu of providing affordable housing in their projects, as is otherwise required. The City is developing a plan to use these funds to provide assistance to low-income families and individuals in acquiring housing.
- 35 **TRAFFIC CONGESTION RELIEF FUND** accounts for the funds received from the State as a result of AB 2928 and SB 1662 (Statutes of 2000) and the related expenditures. These funds are to be used for maintenance, rehabilitation, and reconstruction projects for public streets and roads.
- 40 **REFUNDING LEASE REVENUE BOND DEBT SERVICE FUND** accounts debt service payments on the Refunding Lease Revenue Bonds, Series 2004. General Fund provides the funds to service the debt.
- 81 **DIABLO VISTA WATER DISTRICT FUND** accounts for the self-supporting irrigation water service to 465 homes in the district. Affected property owners pay a flat fee on their property tax bill and a portion of their property taxes. The maintenance and operating costs of the district are paid from this fund.
- 82 **DIABLO VISTA WATER CAPITAL IMPROVEMENT RESERVE FUND** accounts for the capital improvement projects for the Diablo Vista Water System District. Property owners are assessed a Capital Improvement fee which is used to fund infrastructure improvements in the district.

City of Pleasant Hill - Fund Balance Projections - All Funds

This whole multi-page budget document includes, in summary form, all special City funds (below) and three other budgets that will be approved by Council in separate actions in June 2006. The other three are the Capital Improvement Program (CIP) budget and the Assessment District #20 and #22 Engineer's Reports (ER).

Fund No.	Fund Name	**	Projected June 30, 2006 Fund Balance	FY 06-07 Estimated Revenues	FY 06-07 Estimated Expenditures	Projected June 30, 2007 Fund Balance	FY 07-08 Estimated Revenues	FY 07-08 Estimated Expenditures	Projected June 30, 2008 Fund Balance
01	General Fund *		\$11,124,532	\$19,903,902	\$21,125,771	\$9,902,663	\$19,962,539	\$20,465,733	\$9,399,469
05	PD Technology Fund		82,699	500,000	594,000	(11,301)	500,000	711,255	(222,556)
06	Traffic Mitigation -Effective 12/6/2003	CIP	62,842	59,780	413,000	(290,378)	443,000	150,000	2,622
08	Traffic Mitigation	CIP	1,245,216	49,809	0	1,295,025	51,801	0	1,346,826
10	Capital Outlay (aka Bedroom Tax)	CIP	30,572	9,623	25,768	36,927	4,977	25,768	16,136
11	Traffic Safety	CIP	30,521	61,221	82,088	9,654	74,897	84,551	0
12	Gas Tax	CIP	768,902	1,534,226	1,928,752	374,376	1,684,445	1,898,224	160,597
13	Computer Technlgy Rplcmnt		(110,068)	250,000	221,482	(81,550)	250,000	163,678	4,772
14	2107.5 Gas Tax	CIP	41,712	7,668	0	49,380	7,975	0	57,355
15	Vehicle Replacement		139,522	173,000	173,000	139,522	227,800	227,800	139,522
16	Unified Street Lighting District		584,685	368,754	215,714	737,725	390,630	226,430	901,925
18	Commnd Landscpg & Lghtng AD #20	ER	107,640	542,450	580,840	69,250	546,531	596,660	19,121
19	NPDES ***	CIP	352,537	451,776	647,387	156,926	454,894	614,176	(2,356)
20	Capital Projects	CIP	365,941	123,267	123,267	365,941	126,965	126,965	365,941
22	Law Enforcement Block Grant		102	4	106	0	0	0	0
23	Waste Mgmt/Recycling		416,796	119,336	56,437	479,695	120,594	75,896	524,393
24	Park and Recreation		1,165,146	46,606	0	1,211,752	48,470	0	1,260,222
25	Supplmntl Law Enfrmnt Svcs		100,349	4,014	52,182	52,181	2,087	54,268	0
26	PHPD Dcdtd Spcl Svcs		35,670	1,427	0	37,097	1,484	0	38,581
27	Measure C Growth Mgmt	CIP	570,577	634,677	1,128,530	76,724	1,108,222	590,763	594,183
29	Vehicle Abatement		0	44,366	44,366	0	46,114	46,114	0
30	Senior Van Services		57,519	5,579	7,892	55,206	5,584	9,766	51,024
31	CLEP Grant		38,123	1,525	39,648	0	0	0	0
32	Landscpg & Lghtng AD #22	ER	105,685	63,590	113,411	55,864	62,965	58,842	59,987
33	DARE		3,465	4,624	4,244	3,845	4,684	4,371	4,158
34	Affordable Housing		224,764	8,991	0	233,755	9,350	0	243,105
35	Traffic Congestion Relief Fund	CIP	105,000	154,200	150,000	109,200	154,368	150,000	113,568
40	Lease Revenue Bond Debt Svc		969,967	1,004,781	1,007,561	967,187	780,931	783,722	964,396
81	Diablo Vista Water Operating		140,544	193,309	177,192	156,661	200,420	185,615	171,466
82	Diablo Vista Water Capital Imprvmt		(95,677)	42,660	16,800	(69,817)	63,990	16,320	(22,147)
	Subtotal		18,783,460	26,322,505	28,912,638	16,193,327	27,271,727	27,250,597	16,214,457
	Less: Interfund Transfers	CIP	na	(3,224,463)	(3,224,463)	na	(3,024,589)	(3,024,589)	na
	Total - All Funds		\$18,783,460	\$23,098,042	\$25,688,175	\$16,193,327	\$24,247,138	\$24,226,008	\$16,214,457

* Estimated fund balance includes \$8,323,000 Designation for Contingencies

** Funds marked here include either the Capital Improvement Program (CIP) budget or the Assessment District #20 or #22 Engineer's Reports (ER). See note at top of page.

*** Only a portion of the projected fund balance in this fund will be allocated to CIP projects.

**Assumptions Used to Build the 2006/2007 and 2007/2008 Budgets
and Update the *Ten Year Financial Forecast*
June 19, 2006**

1. Most revenues will increase by 3%. This represents the rate of inflation throughout the *Ten Year Financial Forecast*.
2. Property tax, sales tax, motor vehicle in-lieu, transient occupancy tax and franchise fees were analyzed and increased as a result of that analysis.
3. Investment income will increase by 5% throughout the *Ten Year Financial Forecast*.
4. Non-personnel costs were increased by 3%. This number represents staff's best guess of what the rate of inflation will add to the cost of goods and services.
5. Adequate funds are budgeted for building maintenance and proactive replacement of vehicles and technology.
6. Adequate funds are budgeted to fulfill all negotiated labor agreements.
7. All fringe benefits will be paid by the City except that employees will make monthly contributions to medical premiums of \$25 in 2006/2007; \$40 in 2007/2008; \$55 in 2008/2009. The \$55 contribution will continue for the remaining term of the *Ten Year Financial Forecast*.
8. Overall department costs are projected to increase 3.87% in 2006/2007 and 3.71% in 2007/2008. For the period 2008/2009 through 2013/2014, operating costs will increase 3.5%.
9. The flexible hiring freeze will save at least \$600,000 annually. The flexible hiring freeze includes budgeted positions that will not be filled for at least a year. Although there is a list of the current positions affected by the flexible hiring freeze, this list is subject to change due to operational needs. The decision to "unfreeze" a position rests with the City Manager.
10. Attrition will yield \$500,000 annually, which equates to 3% of total personnel costs. Attrition is defined as the budgetary savings from short term employee vacancies (due to the length of time from when an employee resigns and when a replacement is hired). Attrition does not include any savings from the flexible hiring freeze.

**Assumptions Used to Build the 2006/2007 and 2007/2008 Budgets
and Update the *Ten Year Financial Forecast*
June 19, 2006**

11. The general fund contingency reserve will reach \$8,323,000 as of June 30, 2006. It will not be increased throughout the remaining term of the *Ten Year Financial Forecast*. Staff considers this amount to be sufficient to cover future economic uncertainty, short-term cash flow requirements, revenue shortfalls, natural or man made calamities and unanticipated expenditures.
12. General fund contributions for two significant Capital Projects were abandoned: Drainage Basin Phase II (\$538,000) and Finance and HR Software upgrades (\$600,000).
13. Beginning in 2006/2007, the City will commit \$1.2 million to street maintenance. The funds will come from four revenue sources. Gas Tax, Measure C, Proposition 42 and the general fund.

Pleasant Hill Ten Year Financial Forecast on June 19, 2006

ACCT.	DESCRIPTION	2004/2005 ACTUAL	2005/2006 PROJECTED	2006/2007 BUDGET	2007/2008 BUDGET	2008/2009 FORECAST	2009/2010 FORECAST
GENERAL FUND REVENUES							
3010	PROPERTY TAX SECURED	1,349,406	1,523,376	1,952,843	2,011,428	2,071,771	2,133,924
3011	PROPERTY TAX - SUPPLEMENTAL	192,045	197,806	203,741	209,853	216,148	222,633
3012	PROPERTY TAX - H/O PROP TAX	28,590	29,448	30,331	31,241	32,178	33,144
3014	PROPERTY TAX - CURRENT UNSECURED	77,794	80,128	82,532	85,008	87,558	90,185
3016	PROPERTY TAX - OTHER IN-LIEU	6,757	6,960	7,169	7,384	7,605	7,833
3019	PROPERTY TAX IN LIEU OF VLF	1,879,653	2,317,943	2,387,481	2,459,106	2,532,879	2,608,865
3110	SALES TAX	5,414,934	5,592,000	5,759,760	5,932,553	6,110,529	6,293,845
3111	SALES TAX - IN LIEU REVENUE SHIFT	1,570,975	1,620,975	1,669,604	1,719,692	1,771,283	1,824,422
3130	TRANSIENT LODGING TAX	1,108,688	1,291,949	1,330,707	1,370,628	1,561,747	1,608,600
3140	FRANCHISES	1,186,234	1,409,321	1,514,101	1,559,524	1,606,309	1,654,499
3150	BUSINESS LICENSES	1,756,944	1,900,000	1,957,000	2,015,710	2,076,181	2,138,467
3160	PROPERTY TRANSFER TAX	259,540	267,326	275,346	283,606	292,115	300,878
3190	UTILITY USERS	150,193	154,699	159,340	164,120	169,044	174,115
3250	BUILDING PERMITS	527,289	445,578	458,945	472,714	486,895	501,502
3255	TITLE 24 ENERGY PERMITS	13,500	10,609	10,927	11,255	11,593	11,941
3260	PLUMBING PERMITS	47,146	42,436	43,709	45,020	46,371	47,762
3270	ELECTRICAL PERMITS	53,908	53,045	54,636	56,275	57,964	59,703
3280	HEAT/VENT PERMITS	38,733	37,132	38,246	39,393	40,575	41,792
3290	EXCAVATING/GRADING PERMITS	892	919	3,500	3,605	3,713	3,825
3320	ENCROACHMENT PERMITS	74,632	76,871	79,177	81,552	83,999	86,519
3390	OTHER LICENSES AND PERMITS	17,346	17,866	18,402	18,954	19,523	20,109
3420	OTHER FINES	138,101	142,244	146,511	150,907	155,434	160,097
3510	INTEREST INCOME	222,312	400,000	556,528	489,009	463,863	458,606
3521	COMMUNITY ROOM RENTAL FEES	4,326	4,456	4,589	4,727	4,869	5,015
3610	NON-PROP TAX CITIES (from State)	91,917	0	0	0	0	0
3620	STATE MOTOR VEHICLE IN LIEU	213,479	219,883	226,480	233,274	240,272	247,481
3622	VLF GAP LOAN	0	571,054	0	0	0	0
3625	STATE ALLOCATION OF VEHICLE LICENSE	4,383	0	0	0	0	0
3645	PSC AGREEMENT WITH REC AND PARK	9,852	10,148	10,452	10,766	11,089	11,421
3650	STATE OFF HIGHWAY VEHICLE IN LIEU	1,158	0	0	0	0	0
3671	POST REIMBURSEMENT	35,897	36,974	38,083	39,226	40,402	41,614
3675	MISC STATE REIMBURSEMENTS	32,909	0	0	0	0	0
3884	HBRR FEDERAL GRANT (Golf Club Road Bridge)	0	0	0	44,000	416,000	1,917,000
3891	FEDERAL LAW ENFORCEMENT GRANT	18,911	0	0	0	0	0
4010	ZONING FEES	68,787	70,851	72,976	75,165	77,420	79,743
4020	SUBDIVISION FEES	25,820	26,595	27,392	28,214	29,061	29,932
4100	ACCOUNTING SERVICES	34,159	35,184	36,239	37,326	38,446	39,600

Pleasant Hill Ten Year Financial Forecast on June 19, 2006

ACCT.	DESCRIPTION	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010
		ACTUAL	PROJECTED	BUDGET	BUDGET	FORECAST	FORECAST
4102	ACELLA AUTOMATION FEE SURCHARGE	60,427	50,000	51,500	53,045	54,636	56,275
4105	BOND ISSUER FEES	23,637	0	0	0	0	0
4109	DUI COST RECOVERY	19,874	10,000	10,300	10,609	10,927	11,255
4110	POLICE SERVICES	151,277	40,000	41,200	42,436	43,709	45,020
4125	PLANNING PLAN CHECK FEES	25,150	25,000	25,750	26,523	27,318	28,138
4128	PLANNING DEPT SERVICES	1,544	1,500	2,000	2,060	2,122	2,185
4129	CODE ENFORCEMENT FEES	8,926	0	0	0	0	0
4130	SALE OF PLANS AND SPECS	2,667	1,000	1,030	1,061	1,093	1,126
4140	ENGINEERING FEES/INSPECTION	17,256	70,000	20,000	20,600	21,218	21,855
4150	STREET REPAIRS/DAMAGE	5,811	5,985	6,165	6,350	6,540	6,737
4170	AUTOMOTIVE SERVICES	3,119	3,213	3,309	3,408	3,510	3,616
4175	NON AUTO PSC SERVICES	225	232	239	246	253	261
4180	ADMIN OVERHEAD - RDA	63,683	65,593	67,561	69,588	71,676	73,826
4183	ADMIN OVERHEAD - TRANSPAC	18,779	19,342	19,923	20,520	21,136	21,770
4190	CURRENT SERVICE CHARGES	1,038	1,069	1,101	1,134	1,168	1,203
4510	SALE OF PROPERTY	38,143	0	0	0	0	0
4560	CONTRIBUTIONS FROM NON-GOVT AGENCIES	566	0	0	0	0	0
4561	CONTRIBUTIONS FOR SIDEWALK REPAIRS	1,759	0	0	0	0	0
4562	CONTRIBUTIONS FOR CANINE PROGRAM	0	0	0	0	0	0
4570	CONTRIBUTIONS FROM OTHER AGENCIES	0	0	0	0	0	0
4575	INSURANCE PROCEEDS/NON VEHICLE	2,099	2,162	2,227	2,294	2,362	2,433
4763	SURPLUS EQUITY TRANSFER CCCMRMIA	0	0	0	0	0	0
4850	LITIGATION PROCEEDS	450	0	0	0	0	0
4990	OTHER REVENUE	1,559	5,000	5,150	5,305	5,464	5,628
4991	INTERFUND TRANSFERS	829,798	0	0	0	0	0
xxxx	FEDERAL HWY GRANT (landslide repair)	0	0	490,000	0	0	0
TOTAL REVENUES FUND 01:		17,934,997	18,893,871	19,904,203	19,956,415	21,035,971	23,136,397
Revenue Growth as a Percentage		10.73%	5.35%	5.35%	0.26%	5.41%	9.98%

Pleasant Hill Ten Year Financial Forecast on June 19, 2006

ACCT.	DESCRIPTION	2004/2005 ACTUAL	2005/2006 PROJECTED	2006/2007 BUDGET	2007/2008 BUDGET	2008/2009 FORECAST	2009/2010 FORECAST
	GENERAL FUND EXPENDITURES						
5010	CITY COUNCIL	120,031	124,662	190,766	192,816	198,600	204,558
5020	CITY MANAGER	392,678	440,671	570,063	585,456	608,874	633,229
5030	COMMUNITY RELATIONS	85,453	89,646	97,700	97,700	100,631	103,650
5040	CITY ATTORNEY	413,911	420,595	485,673	493,499	513,239	533,769
5050	CITY CLERK	172,037	156,729	258,843	214,663	221,103	227,736
5060	CITY TREASURER	20,853	18,624	23,843	24,845	25,590	26,358
5070	FINANCE	858,921	857,011	938,278	967,938	1,006,656	1,046,922
5080	COMPUTER SERVICES	212,535	216,720	290,000	290,000	290,000	290,000
5081	TECHNOLOGY MASTER PLAN TRANSFER OUT	50,000	50,000	0	0	0	0
5090	HUMAN RESOURCES	539,730	586,122	624,439	643,749	669,499	696,279
5100	RISK MANAGEMENT	268,658	536,093	423,000	423,000	435,690	448,761
5110	CITY HALL FACILITY	198,747	196,099	203,000	203,000	209,090	215,363
5115	CITY HALL BUILDING PROJECTS	117,330	119,677	123,267	126,965	130,774	134,697
5120	PLANNING	717,219	773,834	869,700	883,240	918,570	955,312
5150	BUILDING	483,252	427,992	730,073	768,581	799,324	831,297
5210	POLICE DEPT	8,370,742	8,639,951	9,560,814	9,896,420	9,900,000	10,197,000
5214	POLICE WIRELESS NETWORK	80,978	144,022	0	0	0	0
5230	NARCOTICS	167,549	161,992	167,385	171,702	176,853	182,159
5260	ANIMAL CONTROL	73,158	74,256	121,433	141,000	145,230	149,587
5300	ENGINEERING	799,921	715,611	1,164,581	1,176,089	1,223,133	1,272,058
5307	SIDEWALK REPAIR PROGRAM	21,448	85,000	0	0	0	0
5325	DRAINAGE BASIN	109,482	13,357	0	0	0	0
5341	CIP SIDEWALKS TRANSFER OUT	99,549	0	0	0	0	0
5342	PH RETAINING WALL	91,084	0	0	0	0	0
5364	STREET RESURFACING TRANSFER OUT	711,000	400,000	0	0	0	0
5390	POTHOLE REPAIR	0	100,000	0	0	0	0
5400	PUBLIC WORKS MAINTENANCE	1,353,981	1,311,131	2,076,552	2,007,285	2,067,504	2,129,529
5461	AD20 ZONE ONE TRANSFER OUT	76,733	79,035	81,406	83,848	86,364	88,955
5462	AD20 ZONE TWO TRANSFER OUT	21,733	22,385	23,057	23,748	24,461	25,195
5463	AD20 ZONE THREE TRANSFER OUT	5,977	6,156	6,341	6,531	6,727	6,929
5465	AD20 ZONE FIVE TRANSFER OUT	23,363	24,064	24,786	25,529	26,295	27,084
5466	AD20 ZONE SIX TRANSFER OUT	15,214	15,670	16,141	16,625	17,123	17,637
5470	AD22 GRAYSON TRANSFER OUT	2,152	2,217	2,283	2,352	2,422	2,495
5472	AD22 GRAYSON TRANSFER OUT	816	840	866	892	918	946
5513	GOLF CLUB ROAD BRIDGE REPLACEMENT	8,234	0	0	0	0	0
5515	WENDALL STORM DRAIN TRANSFER OUT	25,000	0	0	0	0	0
5544	TAYLOR PAVEMENT OVERLAY TRANSFER OUT	0	571,054	0	0	0	0
5999	NON-DEPARTMENTAL COSTS	592,892	600,000	618,000	636,540	655,636	675,305

Pleasant Hill Ten Year Financial Forecast on June 19, 2006

ACCT.	DESCRIPTION	2004/2005 ACTUAL	2005/2006 PROJECTED	2006/2007 BUDGET	2007/2008 BUDGET	2008/2009 FORECAST	2009/2010 FORECAST
6790	CITY FACILITIES LEASE TRNSFR OUT	1,252,369	963,334	969,280	745,532	743,788	740,322
9000	VEHICLE/EQUIPMENT REPLACEMENT TRNSFR OI	145,000	156,000	173,000	227,800	184,000	158,020
	<i>Flexible Hiring Freeze (long term vacancies)</i>	0	0	(600,000)	(618,000)	(636,540)	(655,636)
	<i>Employee Attrition (short term vacancies)</i>	0	0	(500,000)	(515,000)	(530,450)	(546,364)
	TOTAL EXPENDITURES FUND 01:	18,699,730	19,100,550	19,734,569	19,944,345	20,221,104	20,819,151
	<i>Expenditure Growth as a Percentage</i>	11.68%	2.14%	3.32%	1.06%	1.39%	2.96%
	FUND 01: OPERATIONAL SURPLUS OR (DEFICIT)	(764,733)	(206,680)	169,634	12,070	814,866	2,317,246
xxxx	CAPITAL IMPROVEMENT PROJECTS	0	0	1,520,000	515,000	920,000	2,796,000
	GRAND TOTAL EXPENDITURES	18,699,730	19,100,550	21,254,569	20,459,345	21,141,104	23,615,151
	FUND 01: TOTAL SURPLUS OR (DEFICIT)	(764,733)	(206,680)	(1,350,366)	(502,930)	(105,134)	(478,754)
	FUND 01 UNRESERVED FUND BALANCE	11,337,233	11,130,553	9,780,188	9,277,258	9,172,124	8,693,371
	Designated for Contingencies, per City Council	8,160,000	8,323,000	8,323,000	8,323,000	8,323,000	8,323,000
	FUND 01 UNDESIGNATED FUND BALANCE	3,177,233	2,807,553	1,457,188	954,258	849,124	370,371
Listing of Budgeted Capital Projects:							
	Street Resurfacing			400,000	400,000	400,000	400,000
	Street Resurfacing Inflation @5%			0	60,000	0	0
	City Hall Lobby Modifications			10,000			
	Golf Club Road Bridge Replacement						2,396,000
	GCRBR Water Line Relocation				55,000	520,000	
	WiFi Phase II			400,000			
	City Facilities Surveillance System			70,000			
	Landslide Repair Projects			640,000			
	RECOMMENDED BUDGET			1,520,000	515,000	920,000	2,796,000



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BUDGET RESOLUTION

RESOLUTION NO. 35-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL
APPROVING A TWO-YEAR BUDGET AND AUTHORIZING EXPENDITURES FOR THE
FISCAL YEARS 2006/07 AND 2007/08

WHEREAS, the City Council held a public hearing on June 19, 2006 concerning the proposed two-year budget for the July 1, 2006 through June 30, 2007 ("2006/07") and July 1, 2007 through June 30, 2008 ("2007/08") fiscal years, at which time any and all members of the public were afforded an opportunity to comment on said budget; and

WHEREAS, the City Council reviewed the City Manager's proposed budget for the 2006/07 and 2007/08 fiscal years; and

WHEREAS, the City Council desires to adopt a two-year budget for the 2006/07 and 2007/08 fiscal years.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Pleasant Hill as follows:

1. The budget, which is on file in the office of the Director of Finance and incorporated herein by reference, is hereby adopted. A summary of the budget is attached to this resolution as Exhibit A and incorporated herein by reference.

2. Two million thirty five thousand dollars (\$2,035,000) is appropriated from general fund reserves for Capital Projects. Details of this request are contained in the 2007-2012 Capital Improvement Plan to be approved by the City Council on June 19, 2006.

3. One hundred thousand dollars (\$100,000) is appropriated from general fund reserves each fiscal year to enable the City Manager to revise the General Fund budget. This amount appears as a separate line item in the budget and shall be titled "City Manager's Discretionary Funds", and will allow the City Manager to increase the budget for operational needs up to \$25,000 per occurrence without City Council approval. Revisions to the budget in excess of \$25,000 shall be brought to the City Council for approval.

4. The City Manager may revise the budget in any Fund other than the General Fund up to \$25,000 per occurrence without City Council approval, as long as funds are available in those Funds. The aggregate total of such budget revisions shall not exceed \$100,000 per fiscal year.

5. The City Manager is authorized to act on behalf of the City and to make expenditures and incur liabilities against all funds of the City as provided for in contracts that have been authorized by the City Council. The Council's authorization of such contracts shall automatically constitute an appropriation of the necessary amount.

6. The City Manager or his designee is authorized to make appropriation transfers from one account to another within a department and is also authorized to make appropriation transfers between funds, provided that total appropriations, as set forth by this resolution, are unaffected.

7. All expenditure of funds shall be subject to Chapter 5.10 Purchasing and Contracts of the Pleasant Hill Municipal Code.

8. Unspent appropriations for operations at the end of the first year of a two-year budget may be carried over into the second fiscal year with the approval of the City Manager. Carryovers are limited to the total unexpended budget (less encumbrances) or the total unexpended non-personnel budgets, whichever is less. Department Heads shall designate which budgetary accounts he/she would like to augment in the new fiscal year.

9. When the FY2006/2007 audit is complete, any general fund revenues in excess of expenditures for FY2006/2007 shall be appropriated for pavement maintenance in FY2007/2008 as long as there is \$8.3 million in the General Fund unreserved fund balance designated for contingency purposes.

ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting of the Council held on the 19th day of June, 2006, by the following vote:

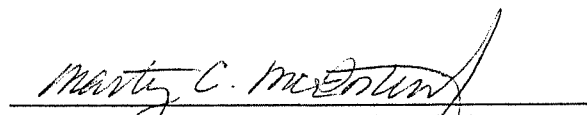
AYES: Angeli, Durant, Hanecak, Harris, Williamson

NOES: None

ABSENT: None


TERRI L. WILLIAMSON, Mayor

ATTEST:


MARTY C. MCINTURF, City Clerk

APPROVED AS TO FORM:


DEBRA S. MARGOLIS, City Attorney


CERTIFIED A TRUE COPY

DEPUTY CITY CLERK, CITY OF PLEASANT HILL

Exhibit A

City of Pleasant Hill Budget Summary

	Fiscal Year 2006/2007	Fiscal Year 2007/2008
General Fund Appropriations (1)	\$21,254,570	\$20,459,345
Other City Funds Appropriations (1)	7,786,867	6,784,864
Total All City Funds, Including Transfers	<u>\$29,041,437</u>	<u>\$27,244,209</u>
Less: Interfund Transfers (2)	(3,224,463)	(3,024,589)
Total All City Funds, Excluding Transfers	<u><u>\$25,816,974</u></u>	<u><u>\$24,219,620</u></u>

NOTES

(1) Includes transfers to other funds

(2) General Fund's transfers to other funds	\$2,597,317	\$2,512,982
Other funds' transfers to other funds	627,146	511,607
Total transfers between funds	<u><u>\$3,224,463</u></u>	<u><u>\$3,024,589</u></u>

See "Summary of Budgeted Interfund Transfers" elsewhere in this budget document for more detailed information.

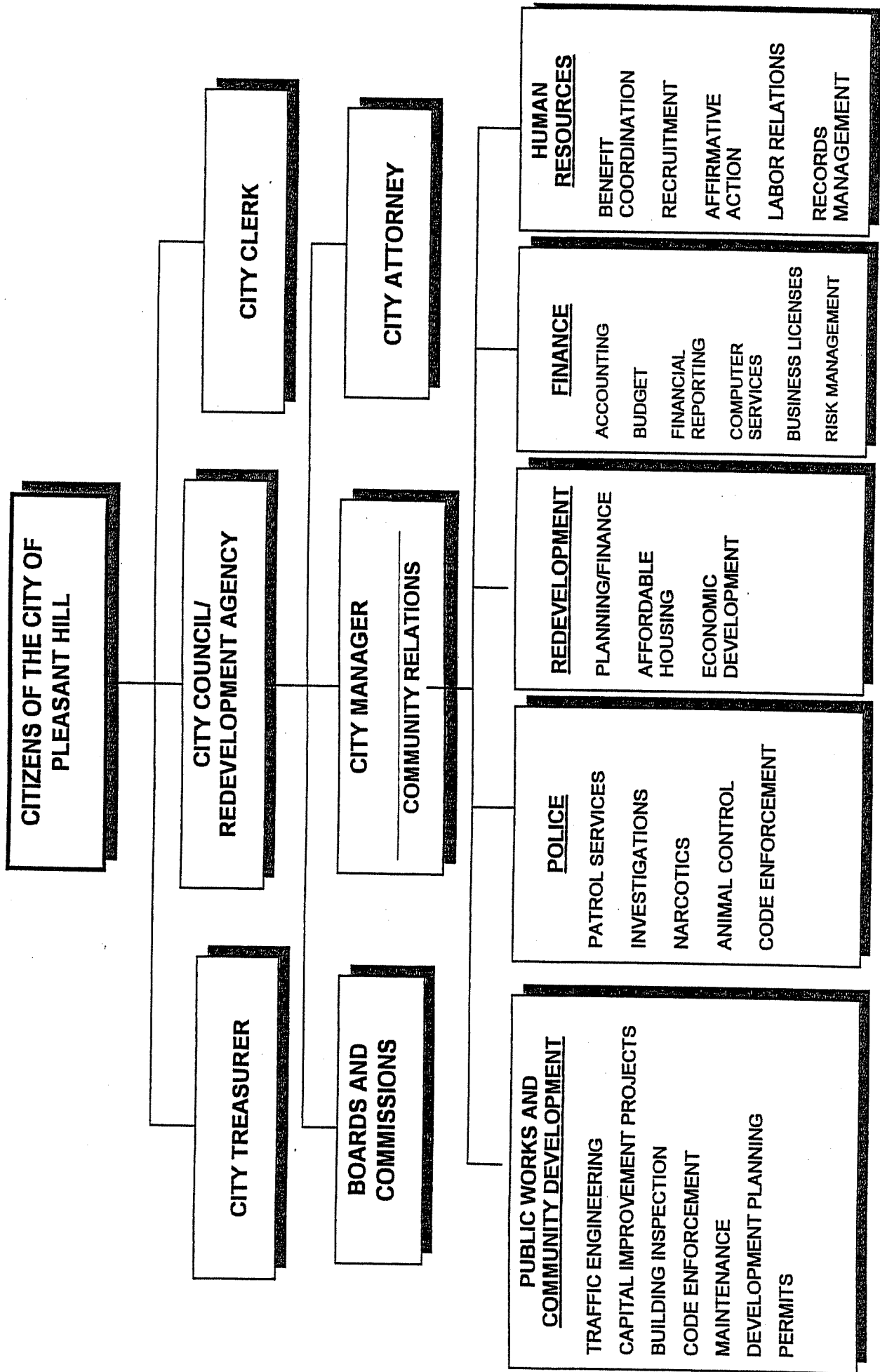


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ORGANIZATION CHART

CITY OF PLEASANT HILL ORGANIZATION CHART





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AUTHORIZED POSITIONS

AUTHORIZED POSITIONS

	2006/2007	2007/2008
CITY COUNCIL		
Council Member	5.00	5.00
Executive Secretary	0.33	0.33
TOTAL	5.33	5.33
CITY MANAGER		
City Manager (1)	0.75	0.75
Economic Development Manager	1.00	1.00
Executive Secretary	0.67	0.67
Secretary	0.33	0.33
Senior Management Analyst	0.33	0.33
TOTAL	2.33	2.33
CITY ATTORNEY		
Administrative Secretary	1.00	1.00
City Attorney	1.00	1.00
TOTAL	2.00	2.00
CITY CLERK		
City Clerk	1.00	1.00
Secretary	0.67	0.67
Senior Management Analyst	0.67	0.67
TOTAL	2.34	2.34
CITY TREASURER		
City Treasurer	1.00	1.00
TOTAL	1.00	1.00
FINANCE		
Accountant (2)	0.75	0.75
Accounting Manager	1.00	1.00
Accounting Technician	3.00	3.00
Director of Finance (3)	0.75	0.75
Network Administrator	1.00	1.00
Payroll Technician	1.00	1.00
TOTAL	7.50	7.50

AUTHORIZED POSITIONS

	2006/2007	2007/2008
HUMAN RESOURCES		
Director of Human Resources	1.00	1.00
Human Resource Analyst	1.00	1.00
Human Resource Technician	1.00	1.00
Receptionist	1.00	1.00
Records Coordinator	0.50	0.50
Secretary	1.00	1.00
TOTAL	5.50	5.50
POLICE SERVICES		
Captain	1.00	1.00
Chief of Police	1.00	1.00
Community Service Officer I	6.00	6.00
Community Service Officer II	3.00	3.00
Corporal	4.00	4.00
Dispatch I	5.00	5.00
Dispatch II	5.00	5.00
Executive Secretary	1.00	1.00
Information Systems Coordinator	1.00	1.00
Juvenile Specialist	1.00	1.00
Lieutenant	3.00	3.00
Office Assistant	0.50	0.50
Police Officer	29.00	29.00
Secretary	1.00	1.00
Sergeant	6.00	6.00
Support Services Supervisor	1.00	1.00
TOTAL	68.50	68.50
PUBLIC WORKS AND COMMUNITY DEVELOPMENT		
<u>Planning</u>		
Administrative Secretary	1.00	1.00
Associate Planner	2.00	2.00
Deputy Director of Community Development (4)	0.75	0.75
Office Assistant	0.50	0.50
Planning Technician	1.00	1.00
Senior Planner	1.00	1.00
TOTAL	6.25	6.25

AUTHORIZED POSITIONS

	2006/2007	2007/2008
PUBLIC WORKS AND COMMUNITY DEVELOPMENT		
<u>Code Enforcement</u>		
City Code Investigator I	1.00	1.00
City Code Investigator II	1.00	1.00
TOTAL	2.00	2.00
<u>Building Inspection</u>		
Building Inspector	2.00	2.00
Chief Building Inspector	1.00	1.00
Secretary	1.00	1.00
TOTAL	4.00	4.00
<u>Engineering</u>		
Administrative Secretary	1.00	1.00
Assistant Engineer	2.00	2.00
Construction Inspector	1.00	1.00
Director of Public Works	1.00	1.00
Secretary	1.00	1.00
Senior Civil Engineer	2.00	2.00
Senior Traffic Engineer	1.00	1.00
TOTAL	9.00	9.00
<u>Maintenance</u>		
Administrative Secretary (5)	0.78	0.78
Building Trades Worker II	2.00	2.00
Fleet Services Coordinator	1.00	1.00
Maintenance Superintendent	1.00	1.00
Maintenance Supervisor	1.00	1.00
Maintenance Worker I	5.00	5.00
Maintenance Worker II	7.00	7.00
Senior Maintenance Worker	1.00	1.00
TOTAL	18.78	18.78
TOTAL CITY	134.91	134.91

AUTHORIZED POSITIONS

	2006/2007	2007/2008
REDEVELOPMENT		
Accountant	0.25	0.25
Housing Coordinator	1.00	1.00
Economic Development Manager	1.00	1.00
Administrative Secretary	1.00	1.00
Agency Treasurer (Director of Finance)	0.25	0.25
Executive Director (City Manager)	0.25	0.25
Redevelopment Programs Administrator	1.00	1.00
TOTAL REDEVELOPMENT	4.75	4.75
<hr/>		
GRAND TOTAL ALL POSITIONS	139.66	139.66

(1) 25% of City Manager charged to RDA

(2) 25% of Accountant charged to RDA; 10% charged to Assessment District #20

(3) 25% of Director of Finance charged to RDA

(4) 22% of Administrative Secretary charged to Rec and Park District



LINE ITEM SUMMARY – GENERAL FUND

CITY OF PLEASANT HILL
Line-item Budget Summary

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	7,808,518	7,811,014	8,892,551	9,326,549	9,646,109
0200	Salaries - Part Time	34,961	40,584	42,932	0	0
0210	Salaries - Temporary	60,014	46,954	52,784	92,100	93,321
0220	Salaries - Seasonal	0	0	3,000	6,000	6,000
0300	Salaries - Overtime	611,443	601,460	435,595	530,000	530,000
0500	Medicare	110,424	113,880	137,031	133,750	138,298
0600	PERS	1,769,643	2,175,678	2,036,639	2,512,292	2,590,720
0650	Deferred Comp - 401a	357,333	347,362	395,151	453,673	470,057
0702	Kaiser	432,212	434,433	558,523	597,916	665,100
0703	Deferred Comp - 457 - In-lieu	49,583	66,199	47,022	53,972	53,972
0705	Dental	130,621	129,676	137,769	154,188	158,614
0706	Healthnet	432,291	487,158	504,853	575,013	646,746
0708	Life Insurance	21,818	21,441	27,557	21,399	21,399
0709	Long Term Disability	120,882	90,190	147,970	97,736	101,048
0710	Vision	26,163	25,813	29,941	30,244	30,244
0800	Workers Compensation	485,453	557,725	584,758	464,886	481,043
0900	AD #20 NPDS Salary Reimb.	-198,404	-202,180	-210,000	-180,000	-180,000
0950	Technology Benefit	29,370	19,748	13,500	20,626	20,626
	SUBTOTAL PERSONNEL	12,282,325	12,767,135	13,822,481	14,885,794	15,473,297
1102	Lobbyist	12,500	0	0	0	0
1110	General Litigation/Legal	32,604	106	60,000	50,000	50,000
1140	Auditors	45,142	46,934	50,000	50,000	50,000
1143	Computer Consultants	236	0	14,160	10,000	10,000
1145	Outside Services	6,438	4,200	8,000	8,000	8,000
1151	Temporary Help	25,816	30,090	40,000	23,000	23,000
1152	Employee Training	38,405	25,000	40,000	30,000	30,000
1153	Hiring/Testing	7,734	14,248	15,000	15,000	15,000
1156	Occupational Health Services	5,029	5,892	7,000	7,000	7,000
1170	Planning Comm. Meetings	4,150	5,700	5,500	5,500	5,500
1171	Architectural Review Meetings	1,890	1,860	3,800	3,800	3,800
1172	Minute Taker	1,911	780	35,000	25,000	25,000
1180	Psychological Evaluation	1,050	2,100	3,389	5,000	5,000
1185	Police Services/Other	37,192	36,470	40,000	40,000	40,000
1190	Engineering (all types)	12,051	0	10,000	25,000	25,000
1198	Consultants/Other	68,132	70,140	131,000	160,000	115,000
1300	Contract Services	225,124	133,334	204,920	250,400	250,400
1301	Hazardous Waste	1,309	700	0	0	0
1304	Codifications	6,823	4,356	5,700	5,000	5,000
1305	Elections	18,017	178	0	47,000	0

CITY OF PLEASANT HILL
Line-item Budget Summary

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
1350	Employee Awards	18,995	20,000	22,000	47,000	47,000
1352	Retirement Award	1,949	1,772	2,468	2,000	2,000
1380	P.O.S.T. Training	94,433	68,000	68,000	68,000	68,000
1381	Animal Control	73,158	74,256	75,000	121,433	141,000
1382	CAL ID Fingerprint Project	25,440	25,890	27,000	27,000	27,000
1383	CNET	21,635	12,000	9,000	12,000	12,000
1390	Construction	0	0	4,000	5,000	5,000
1399	Weed Abatement	0	4,200	2,600	4,000	4,000
1435	Non-Cap Building Improvements	492	0	3,937	0	0
1440	Maint - Janitorial	36,468	42,036	37,549	45,000	45,000
1487	Maint - Fountain & Lake	11,365	11,365	20,000	12,000	12,000
1488	Maint - Police Building	8,902	15,690	10,000	16,000	16,000
1489	Maint - City Hall Building	10,920	12,510	5,000	12,000	12,000
1490	Maint - PSC Building	2,839	2,322	2,000	4,000	4,000
1491	Maint - Elevator	4,923	7,286	9,385	8,000	8,000
1494	Maint - Landscape	1,550	4,302	1,000	4,000	4,000
1510	Maint - Legal Database	2,162	3,000	2,000	3,000	3,000
1540	Maint - Copy Machines	10,548	9,367	4,966	8,000	8,000
1541	Maint - Postage Meter	2,982	2,780	3,476	3,500	3,500
1542	Maint - Telephone	270	270	0	0	0
1543	Maint - Office Machines	459	285	1,229	0	0
1544	Maint - Hardware	1,895	1,866	3,841	2,000	2,000
1545	Maint - Software	24,784	16,406	36,430	15,000	15,000
1546	Maint - Furniture	0	11,100	0	0	0
1547	Maint - Air Conditioning/Heating	28,324	29,258	35,634	31,000	31,000
1548	Maint - Facility Rent	6,976	11,100	2,211	11,000	11,000
1549	Maint - Lease Equip & Instlmt Pmt	660	4,356	223	0	0
1582	Maint - Radio	38,921	43,890	35,000	4,000	4,000
1583	Maint - Fire/Security	5,420	6,976	3,144	7,000	7,000
1585	Maint - P.D. Misc.	4,697	1,946	6,266	2,000	2,000
1594	Maint - Hazardous Waste Mgmt.	5,570	8,692	1,000	9,000	9,000
1685	Veh. Maint - P.D. Auto	27,040	22,082	22,694	23,000	23,000
1691	Veh. Maint - Gasoline	112,705	66,380	65,000	120,000	120,000
1692	Veh. Maint - Diesel	0	0	1,000	0	0
1693	Veh. Maint - Oil	1,774	1,578	5,000	2,000	2,000
1694	Veh. Maint - Parts/Tires	23,065	15,390	30,000	20,000	20,000
1695	Veh. Maint - Outside Service	17,315	24,542	17,602	25,000	25,000
1696	Veh. Maint - Auto Supplies	2,091	2,376	3,500	2,500	2,500
1697	Veh. Maint - Tools	1,107	1,046	1,000	0	0
1698	Veh. Maint - Shop Equipment	0	0	1,000	0	0
2100	Utilities - Communications	51,370	32,742	40,712	39,000	39,000

CITY OF PLEASANT HILL
Line-item Budget Summary

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
2101	Utilities - Gas/Electric	156,959	145,632	141,000	160,000	160,000
2102	Utilities - Telephone	72,448	70,460	64,724	71,900	71,900
2103	Utilities - Water	43,363	41,898	46,500	41,500	41,500
2105	Utilities - Other	1,829	10,908	1,600	5,000	5,000
2107	Utilities - Sewer Service Chg	1,381	2,338	3,336	2,000	2,000
2200	Advertising	33,593	30,658	18,337	28,000	28,000
2400	Postage	24,810	28,066	31,919	30,350	30,350
2500	Photo/Printing (other than P.D.)	21,175	25,474	29,600	29,600	29,600
2501	Photography - P.D.	818	618	1,452	1,000	1,000
2502	Printing - P.D.	5,535	14,460	12,000	12,000	12,000
2601	Conferences - Overnight	15,208	15,062	22,000	26,000	23,000
2602	Conferences - Local	19,535	19,006	20,145	30,100	30,100
2603	Auto Allowance	28,646	28,480	37,022	37,328	37,328
2604	Auto Mileage	285	614	1,070	570	570
2605	Public Relations	175	0	1,927	0	0
2670	Drug Education	0	0	197	0	0
2680	Prisoner Pick-Up	350	2,100	1,040	0	0
2701	Memberships	37,597	16,244	38,967	44,950	44,950
2702	Publications	21,427	17,544	19,969	27,300	21,300
2750	Government Licenses & Fees	3,712	7,322	2,953	6,900	6,900
2752	Jail Booking Fees	87,776	70,000	70,000	70,000	70,000
4200	Supplies - Operating	45,281	40,000	62,300	56,000	56,000
4240	Supplies - Office	54,487	49,842	55,778	61,450	61,450
4242	Supplies - PC Software	1,410	1,983	7,027	5,500	5,500
4243	Supplies - Computer	18,119	17,848	24,779	23,500	23,500
4245	Supplies - Janitorial	8,605	8,688	8,279	8,500	8,500
4246	Supplies - Record Retention	1,377	1,486	2,500	2,500	2,500
4247	Supplies - Building	0	5,660	352	5,000	5,000
4248	Supplies - Non-Cap Equipm/Furnit	34,436	13,420	57,800	42,500	42,500
4289	Supplies - Sign Material	9,941	9,460	12,000	10,000	10,000
4290	Supplies - Pavement Marking	0	0	1,000	5,000	5,000
4291	Supplies - Handtools	1,475	0	2,000	0	0
4292	Supplies - Landscape Stock	0	654	2,307	2,000	2,000
4293	Supplies - Street Materials	7,127	5,506	6,000	6,000	6,000
4294	Supplies - Spray Materials	3,030	4,656	2,000	0	0
4295	Supplies - Landscape Materials	3,967	2,408	6,000	0	0
4297	Supplies - Safety	4,552	4,770	6,645	6,000	6,000
4298	Supplies - Miscellaneous	2,704	1,322	1,000	0	0
4299	Supplies - Equipment Repairs	5,439	358	5,000	0	0
4980	Uniforms - Allowance (P.D.)	54,391	51,374	55,367	54,878	54,878
4981	Uniforms - Reserve/Cadet	0	0	499	0	0

CITY OF PLEASANT HILL
Line-item Budget Summary

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
4982	Uniforms - P.D. Other	19,417	22,044	20,000	22,000	22,000
4990	Uniforms - Maintenance	5,638	5,910	5,000	5,000	5,000
6301	Insurance- Gen Liab/Veh Damage	215,096	439,647	300,000	325,000	325,000
6302	Insurance - Building/Property	12,593	22,028	14,000	20,000	20,000
6303	Insurance - Misc. Deductible	35,108	72,718	50,000	75,000	75,000
6304	Insurance - Unemployment	5,175	1,000	2,000	2,000	2,000
6305	Insurance - Employee Bonds	686	700	700	1,000	1,000
6900	Promotions/Contributions	38,028	44,450	46,800	40,000	40,000
6901	Mayor's Conference	2,436	5,322	7,500	6,000	3,500
6902	Meals On Wheels	6,000	6,000	6,000	6,000	6,000
6903	Senior Citizen Nutrition	11,250	11,250	11,250	11,250	11,250
6907	4th of July Commission	8,000	8,000	8,000	8,000	8,000
6911	Farmer's Market	0	0	0	2,500	2,500
6913	Special Events	0	10,700	6,500	6,500	6,500
6914	Graduation Night Contributions	750	750	750	750	750
7900	AD #20 Non Salary Reimb.	0	0	-20,800	0	0
7902	Discretionary Funds	0	20,000	100,000	75,000	75,000
	SUBTOTAL SERVICE/SUPPLIES	2,427,897	2,418,105	2,737,427	2,993,459	2,909,526
8441	Fixed Assets - Equipment	0	0	0	135,000	0
8443	Fixed Assets - Computer Hardware	1,840	3,322	0	0	0
8484	Fixed Assets - Weapons	0	0	11,000	5,000	5,000
8485	Fixed Assets - Miscellaneous	0	4,790	4,000	0	0
8491	Fixed Assets - Landscape Equip.	5,491	0	0	0	0
	SUBTOTAL FIXED ASSETS	7,331	8,112	15,000	140,000	5,000
9001	Interfund Transfers	531,660	554,387	554,387	776,890	793,160
	GRAND TOTAL	15,249,213	15,747,739	17,129,295	18,796,143	19,180,983

**City of Pleasant Hill
Department Summary**

DEPARTMENT NUMBER	DEPARTMENT TITLE	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
5010	City Council	120,013	124,662	182,076	190,766	192,816
5020	City Manager	392,680	440,671	513,290	570,063	585,456
5030	Community Relations	85,452	89,646	94,100	97,700	97,700
5040	City Attorney	413,911	420,595	463,036	485,673	493,499
5050	City Clerk	172,037	156,729	184,237	258,843	214,663
5060	City Treasurer	20,853	18,624	25,017	23,843	24,845
5070	Finance	858,921	857,011	851,531	938,278	967,938
5080	Computer Services	212,389	216,720	240,000	290,000	290,000
5090	Human Resources	539,730	586,122	597,104	624,439	643,749
5100	Risk Management	268,658	536,093	366,700	423,000	423,000
5110	City Hall Facility	198,747	196,099	198,482	203,000	203,000
5120	Community Planning	717,219	773,834	930,037	869,700	883,240
5150	Building	483,252	427,992	548,786	730,073	768,581
5210	Police	8,370,742	8,639,951	8,929,268	9,560,814	9,896,420
5230	Narcotics	167,549	161,992	155,153	167,385	171,702
5260	Animal Control Services	73,158	74,256	75,000	121,433	141,000
5300	Engineering	799,921	715,611	1,159,438	1,164,581	1,176,089
5400	Maintenance	1,353,981	1,311,131	1,616,040	2,076,552	2,007,285
	TOTALS	15,249,213	15,747,739	17,129,295	18,796,143	19,180,983

CITY OF PLEASANT HILL
Department 5010 - City Council

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	35,100	35,100	57,749	55,383	56,737
0500	Medicare	1,137	1,928	1,364	1,012	1,031
0600	PERS	1,787	2,426	8,211	7,847	8,070
0650	Deferred Comp - 401a	0	0	835	811	865
0702	Kaiser	3,868	3,916	7,040	6,984	7,705
0703	Deferred Comp - 457 - In-lieu	5,600	7,200	4,800	14,400	14,400
0705	Dental	1,880	2,640	5,455	6,066	6,247
0706	Healthnet	10,697	13,234	18,542	15,069	17,041
0708	Life Insurance	324	324	378	853	853
0709	Long Term Disability	0	0	837	532	545
0710	Vision	683	676	1,202	1,205	1,205
0800	Workers Compensation	560	560	563	554	567
0950	Technology Benefit	6,002	3,000	7,500	3,750	3,750
	SUBTOTAL PERSONNEL	67,638	71,004	114,476	114,466	119,016
1300	Contract Services	12,419	30,140	20,000	30,000	30,000
2102	Utilities - Telephone	1,430	530	1,200	500	500
2400	Postage	968	1,264	1,300	1,300	1,300
2601	Conferences - Overnight	40	0	5,000	5,000	5,000
2602	Conferences - Local	2,079	720	2,000	1,000	1,000
2604	Auto Mileage	0	22	500	0	0
2701	Memberships	25,852	5,288	24,000	24,000	24,000
4200	Supplies - Operating	948	0	1,300	1,000	1,000
4240	Supplies - Office	1,736	2,562	2,000	2,500	2,500
4248	Supplies - Non-Cap Equipm/Furnit	1,380	0	1,000	0	0
6900	Promotions/Contributions	2,160	7,810	1,800	5,000	5,000
6901	Mayor's Conference	2,436	5,322	7,500	6,000	3,500
	SUBTOTAL SERVICE/SUPPLIES	52,375	53,658	67,600	76,300	73,800
	GRAND TOTAL	120,013	124,662	182,076	190,766	192,816

CITY OF PLEASANT HILL
Department 5020 - City Manager

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	253,935	272,348	280,821	315,308	325,396
0210	Salaries - Temporary	0	0	0	11,000	11,000
0500	Medicare	3,814	4,154	4,171	4,607	4,753
0600	PERS	37,434	51,200	45,774	59,843	61,500
0650	Deferred Comp - 401a	17,674	18,664	17,563	22,151	22,804
0702	Kaiser	3,976	5,222	8,474	8,595	9,571
0703	Deferred Comp - 457 - In-lieu	2,400	12,130	2,400	2,400	2,400
0705	Dental	2,568	2,668	3,246	3,659	3,768
0706	Healthnet	8,801	9,824	9,980	12,250	13,816
0708	Life Insurance	748	794	790	493	493
0709	Long Term Disability	4,438	3,020	4,072	3,027	3,124
0710	Vision	572	598	672	696	696
0800	Workers Compensation	3,808	3,000	2,740	3,153	3,254
0950	Technology Benefit	0	0	0	810	810
	SUBTOTAL PERSONNEL	340,168	383,674	380,703	447,992	463,385
1102	Lobbyist	12,500	0	0	0	0
1151	Temporary Help	8,019	7,826	12,000	0	0
1300	Contract Services	1,688	100	2,000	2,000	2,000
1350	Employee Awards	0	0	0	25,000	25,000
2102	Utilities - Telephone	3,640	3,402	3,600	3,600	3,600
2400	Postage	632	842	1,088	1,000	1,000
2602	Conferences - Local	2,989	2,094	2,080	2,000	2,000
2603	Auto Allowance	4,510	5,471	4,457	5,471	5,471
2701	Memberships	2,830	3,636	1,500	4,000	4,000
2702	Publications	659	208	1,000	1,000	1,000
4240	Supplies - Office	3,490	1,952	2,862	2,000	2,000
4248	Supplies - Non-Cap Equipm/Furnit	3,751	0	2,000	1,000	1,000
7902	Discretionary Funds	0	20,000	100,000	75,000	75,000
	SUBTOTAL SERVICE/SUPPLIES	50,672	56,997	132,587	122,071	122,071
	GRAND TOTAL	392,680	440,671	513,290	570,063	585,456

CITY OF PLEASANT HILL
Department 5030 -Community Relations

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
1300	Contract Services	5,551	6,896	0	7,000	7,000
2102	Utilities - Telephone	1,430	530	1,200	500	500
2200	Advertising	907	660	1,200	1,000	1,000
2400	Postage	5,150	4,534	4,500	4,500	4,500
2500	Photo/Printing (other than P.D.)	9,256	13,336	8,000	13,000	13,000
4240	Supplies - Office	1,468	1,756	1,700	1,700	1,700
6900	Promotions/Contributions	35,690	35,934	45,000	35,000	35,000
6902	Meals On Wheels	6,000	6,000	6,000	6,000	6,000
6903	Senior Citizen Nutrition	11,250	11,250	11,250	11,250	11,250
6907	4th of July Commission	8,000	8,000	8,000	8,000	8,000
6911	Farmer's Market	0	0	0	2,500	2,500
6913	Special Events	0	0	6,500	6,500	6,500
6914	Graduation Night Contributions	750	750	750	750	750
	SUBTOTAL SERVICE/SUPPLIES	85,452	89,646	94,100	97,700	97,700
	GRAND TOTAL	85,452	89,646	94,100	97,700	97,700

CITY OF PLEASANT HILL
Department 5040 - City Attorney

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	228,460	241,836	232,924	249,081	254,063
0500	Medicare	2,591	2,908	3,483	3,681	3,754
0600	PERS	34,779	46,498	37,967	47,273	48,018
0650	Deferred Comp - 401a	17,620	18,598	17,923	19,090	19,472
0702	Kaiser	10,687	11,084	11,997	12,288	13,744
0703	Deferred Comp - 457 - In-lieu	2,400	9,633	2,400	4,800	4,800
0705	Dental	2,970	2,916	2,742	3,004	3,094
0708	Life Insurance	713	726	640	320	320
0709	Long Term Disability	3,800	2,718	3,377	2,391	2,439
0710	Vision	451	452	451	452	452
0800	Workers Compensation	3,434	2,500	2,272	2,491	2,541
0950	Technology Benefit	1,500	0	0	750	750
	SUBTOTAL PERSONNEL	309,405	339,869	316,176	345,621	353,447
1110	General Litigation/Legal	32,604	106	60,000	50,000	50,000
1198	Consultants/Other	52,759	55,640	65,000	65,000	65,000
1510	Maint - Legal Database	2,162	3,000	2,000	3,000	3,000
2102	Utilities - Telephone	2,852	2,050	2,500	2,500	2,500
2400	Postage	722	868	1,000	1,000	1,000
2602	Conferences - Local	977	2,134	1,000	2,000	2,000
2603	Auto Allowance	4,935	4,998	4,860	5,052	5,052
2701	Memberships	730	1,320	1,500	1,500	1,500
2702	Publications	4,529	6,998	6,000	7,000	7,000
4240	Supplies - Office	2,120	2,744	3,000	3,000	3,000
	SUBTOTAL SERVICE/SUPPLIES	104,506	80,726	146,860	140,052	140,052
	GRAND TOTAL	413,911	420,595	463,036	485,673	493,499

CITY OF PLEASANT HILL
Department 5050 - City Clerk

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	93,963	94,198	97,004	108,493	110,652
0500	Medicare	1,390	1,384	1,421	1,573	1,604
0600	PERS	13,768	17,876	15,812	20,590	20,914
0650	Deferred Comp - 401a	6,589	6,968	3,600	7,711	7,808
0702	Kaiser	11,614	13,696	9,922	18,047	20,157
0705	Dental	1,547	2,464	1,825	2,892	2,978
0706	Healthnet	6,017	6,716	6,823	7,600	8,571
0708	Life Insurance	348	342	494	374	374
0709	Long Term Disability	1,641	998	1,407	1,042	1,062
0710	Vision	490	452	528	528	528
0800	Workers Compensation	1,400	1,000	946	1,085	1,107
0950	Technology Benefit	1,500	0	0	1,253	1,253
	SUBTOTAL PERSONNEL	140,267	146,094	139,782	171,188	177,008
1151	Temporary Help	0	0	5,000	0	0
1172	Minute Taker	0	0	25,000	25,000	25,000
1304	Codifications	6,823	4,356	5,700	5,000	5,000
1305	Elections	18,017	178	0	47,000	0
2102	Utilities - Telephone	1,430	530	1,200	600	600
2400	Postage	1,015	1,264	1,300	1,300	1,300
2601	Conferences - Overnight	1,250	1,808	2,500	5,000	2,000
2603	Auto Allowance	1,005	1,005	1,005	1,005	1,005
2701	Memberships	381	0	350	350	350
4240	Supplies - Office	1,671	1,494	2,400	2,400	2,400
	SUBTOTAL SERVICE/SUPPLIES	31,770	10,635	44,455	87,655	37,655
	GRAND TOTAL	172,037	156,729	184,237	258,843	214,663

CITY OF PLEASANT HILL
Department 5060 - City Treasurer

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	6,672	6,672	6,939	6,672	6,672
0600	PERS	497	768	1,028	1,266	1,261
0702	Kaiser	7,553	7,834	8,999	8,595	9,571
0705	Dental	1,025	1,006	985	1,037	1,068
0708	Life Insurance	65	64	68	160	160
0710	Vision	226	226	235	226	226
0800	Workers Compensation	106	70	68	67	67
0950	Technology Benefit	0	0	1,500	750	750
	SUBTOTAL PERSONNEL	16,144	16,640	19,822	18,773	19,775
2102	Utilities - Telephone	715	266	624	300	300
2400	Postage	160	244	234	250	250
2601	Conferences - Overnight	3,022	308	3,000	3,000	3,000
2602	Conferences - Local	35	0	200	200	200
2604	Auto Mileage	51	60	70	70	70
2701	Memberships	187	200	317	300	300
2702	Publications	50	50	100	100	100
4240	Supplies - Office	489	856	650	850	850
	SUBTOTAL SERVICE/SUPPLIES	4,709	1,984	5,195	5,070	5,070
	GRAND TOTAL	20,853	18,624	25,017	23,843	24,845

CITY OF PLEASANT HILL
Department 5070 - Finance

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	546,141	534,482	535,082	586,015	604,374
0500	Medicare	6,197	7,178	7,946	7,858	8,109
0600	PERS	83,039	102,914	87,218	111,220	114,226
0650	Deferred Comp - 401a	37,059	35,964	35,923	39,429	40,697
0702	Kaiser	17,880	17,428	24,715	20,584	22,837
0703	Deferred Comp - 457 - In-lieu	10,933	4,800	7,200	7,200	7,200
0705	Dental	8,130	9,068	7,138	7,916	8,153
0706	Healthnet	23,028	26,918	13,397	30,512	34,438
0708	Life Insurance	1,761	1,718	2,064	1,200	1,200
0709	Long Term Disability	9,058	6,094	7,759	5,626	5,802
0710	Vision	1,737	1,691	1,669	1,695	1,695
0800	Workers Compensation	8,422	5,210	5,220	5,860	6,044
0950	Technology Benefit	5,055	3,000	0	2,063	2,063
	SUBTOTAL PERSONNEL	759,296	756,465	735,331	827,178	856,838
1140	Auditors	45,142	46,934	50,000	50,000	50,000
1151	Temporary Help	8,871	9,000	10,000	10,000	10,000
1300	Contract Services	9,278	4,124	16,000	6,000	6,000
2102	Utilities - Telephone	5,768	3,452	4,200	4,200	4,200
2200	Advertising	500	0	1,000	1,000	1,000
2400	Postage	5,545	8,262	7,000	7,000	7,000
2500	Photo/Printing (other than P.D.)	5,645	8,804	7,000	7,000	7,000
2602	Conferences - Local	1,191	2,280	1,500	5,500	5,500
2603	Auto Allowance	5,888	5,700	5,700	6,600	6,600
2701	Memberships	710	1,100	1,300	1,300	1,300
2702	Publications	2,131	1,194	1,500	1,500	1,500
2750	Government Licenses & Fees	550	930	1,000	1,000	1,000
4240	Supplies - Office	6,233	6,684	8,000	8,000	8,000
4248	Supplies - Non-Cap Equipm/Furnit	1,141	2,000	2,000	2,000	2,000
	SUBTOTAL SERVICE/SUPPLIES	99,625	100,546	116,200	111,100	111,100
	GRAND TOTAL	858,921	857,011	851,531	938,278	967,938

CITY OF PLEASANT HILL
Department 5080 - Computer Services

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
1143	Computer Consultants	0	0	10,000	10,000	10,000
1300	Contract Services	1,500	7,500	0	0	0
1545	Maint - Software	9,101	7,628	15,000	15,000	15,000
2102	Utilities - Telephone	1,788	1,592	2,000	2,000	2,000
4242	Supplies - PC Software	0	0	3,000	3,000	3,000
4243	Supplies - Computer	0	0	5,000	5,000	5,000
4248	Supplies - Non-Cap Equipm/Furnit	0	0	5,000	5,000	5,000
	SUBTOTAL SERVICE/SUPPLIES	12,389	16,720	40,000	40,000	40,000
9001	Interfund Transfers	200,000	200,000	200,000	250,000	250,000
	GRAND TOTAL	212,389	216,720	240,000	290,000	290,000

CITY OF PLEASANT HILL
Department 5090 - Human Resources

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	281,372	283,174	322,895	301,951	312,095
0210	Salaries - Temporary	25,260	26,578	13,368	42,250	43,094
0500	Medicare	6,067	6,218	5,795	7,611	7,822
0600	PERS	41,512	53,706	46,633	57,308	58,986
0650	Deferred Comp - 401a	16,801	17,102	18,446	19,953	20,722
0702	Kaiser	11,329	11,748	13,506	12,743	14,118
0703	Deferred Comp - 457 - In-lieu	0	0	2,496	0	0
0705	Dental	4,598	4,514	4,994	4,650	4,789
0706	Healthnet	23,173	26,466	19,518	30,138	34,081
0708	Life Insurance	852	868	1,165	640	640
0709	Long Term Disability	4,730	3,204	4,682	2,899	2,996
0710	Vision	902	902	1,173	904	904
0800	Workers Compensation	4,714	3,207	3,233	3,442	3,552
0950	Technology Benefit	0	1,500	0	750	750
	SUBTOTAL PERSONNEL	421,310	439,187	457,904	485,239	504,549
1151	Temporary Help	5,592	13,264	3,000	3,000	3,000
1152	Employee Training	37,758	25,000	40,000	30,000	30,000
1153	Hiring/Testing	7,734	14,248	15,000	15,000	15,000
1156	Occupational Health Services	5,029	5,892	7,000	7,000	7,000
1198	Consultants/Other		14,500	15,000	15,000	15,000
1350	Employee Awards	14,924	20,000	22,000	22,000	22,000
1352	Retirement Award	1,842	1,482	2,000	2,000	2,000
1541	Maint - Postage Meter	0	0	1,500	1,500	1,500
2102	Utilities - Telephone	1,716	4,038	1,700	1,700	1,700
2200	Advertising	27,946	28,212	13,000	23,000	23,000
2400	Postage	1,078	1,364	1,500	1,500	1,500
2500	Photo/Printing (other than P.D.)	1,435	2,434	2,200	2,200	2,200
2602	Conferences - Local	1,287	196	3,000	3,000	3,000
2603	Auto Allowance	3,600	3,600	3,600	3,600	3,600
2701	Memberships	1,713	1,200	2,000	2,000	2,000
2702	Publications	2,338	880	200	200	200
4240	Supplies - Office	2,679	2,654	3,000	3,000	3,000
4243	Supplies - Computer	372	5,725	0	0	0
4246	Supplies - Record Retention	1,377	1,486	2,500	2,500	2,500
4248	Supplies - Non-Cap Equipm/Furnit	0	0	1,000	1,000	1,000
	SUBTOTAL SERVICE/SUPPLIES	118,420	146,935	139,200	139,200	139,200
	GRAND TOTAL	539,730	586,122	597,104	624,439	643,749

CITY OF PLEASANT HILL
Department 5100 - Risk Management

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
6301	Insurance- Gen Liab/Veh Damage	215,096	439,647	300,000	325,000	325,000
6302	Insurance - Building/Property	12,593	22,028	14,000	20,000	20,000
6303	Insurance - Misc. Deductible	35,108	72,718	50,000	75,000	75,000
6304	Insurance - Unemployment	5,175	1,000	2,000	2,000	2,000
6305	Insurance - Employee Bonds	686	700	700	1,000	1,000
	SUBTOTAL SERVICE/SUPPLIES	268,658	536,093	366,700	423,000	423,000
	GRAND TOTAL	268,658	536,093	366,700	423,000	423,000

CITY OF PLEASANT HILL
Department 5110 - City Hall Facility

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
1300	Contract Services	3,702	2,738	5,000	3,000	3,000
1440	Maint - Janitorial	20,452	21,878	20,000	25,000	25,000
1487	Maint - Fountain & Lake	11,365	11,365	20,000	12,000	12,000
1491	Maint - Elevator	1,625	1,500	2,000	2,000	2,000
1540	Maint - Copy Machines	8,588	7,508	0	8,000	8,000
1541	Maint - Postage Meter	756	1,668	0	2,000	2,000
1547	Maint - Air Conditioning/Heating	18,694	19,310	23,270	20,000	20,000
2100	Utilities - Communications	14,681	13,966	16,712	15,000	15,000
2101	Utilities - Gas/Electric	98,916	96,032	90,000	100,000	100,000
2103	Utilities - Water	5,404	3,346	4,500	3,500	3,500
2107	Utilities - Sewer Service Chg	991	1,537	2,500	1,500	1,500
4245	Supplies - Janitorial	3,643	3,520	4,500	3,500	3,500
4247	Supplies - Building	0	5,274	0	5,000	5,000
4248	Supplies - Non-Cap Equipm/Furnit	574	2,330	10,000	2,500	2,500
	SUBTOTAL SERVICE/SUPPLIES	198,747	196,099	198,482	203,000	203,000
	GRAND TOTAL	198,747	196,099	198,482	203,000	203,000

CITY OF PLEASANT HILL
Department 5120 - Development Planning

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	424,769	460,518	513,886	531,019	556,206
0200	Salaries - Part Time	34,961	40,584	42,932	0	0
0210	Salaries - Temporary	16,812	2,376	20,000	0	0
0220	Salaries - Seasonal	0	0	0	3,000	3,000
0500	Medicare	7,613	8,360	11,528	7,700	8,065
0600	PERS	67,109	95,456	93,148	100,782	105,122
0650	Deferred Comp - 401a	25,106	30,744	32,766	35,246	36,998
0702	Kaiser	12,097	15,182	8,488	25,636	28,475
0703	Deferred Comp - 457 - In-lieu	3,624	5,224	3,726	0	0
0705	Dental	5,423	7,142	7,794	5,741	5,912
0706	Healthnet	19,894	18,342	36,742	26,412	29,834
0708	Life Insurance	1,206	1,382	1,670	880	880
0709	Long Term Disability	8,216	5,610	8,077	4,656	4,868
0710	Vision	1,367	1,412	1,578	1,243	1,243
0800	Workers Compensation	11,654	10,960	11,002	5,310	5,562
0950	Technology Benefit	3,387	3,000	0	1,875	1,875
	SUBTOTAL PERSONNEL	643,835	706,292	793,337	749,500	788,040
1170	Planning Comm. Meetings	4,150	5,700	5,500	5,500	5,500
1171	Architectural Review Meetings	1,890	1,860	3,800	3,800	3,800
1172	Minute Taker	1,911	780	10,000	0	0
1198	Consultants/Other	3,478	0	50,000	35,000	10,000
1300	Contract Services	19,278	7,944	9,400	9,400	9,400
2102	Utilities - Telephone	6,690	6,042	6,000	6,000	6,000
2200	Advertising	3,771	1,318	2,000	2,000	2,000
2400	Postage	4,713	6,128	6,500	6,500	6,500
2500	Photo/Printing (other than P.D.)	2,039	436	7,000	7,000	7,000
2601	Conferences - Overnight	6,474	8,000	8,000	8,000	8,000
2602	Conferences - Local	3,893	4,800	2,000	5,000	5,000
2603	Auto Allowance	2,700	3,600	5,100	6,600	6,600
2604	Auto Mileage	146	402	500	500	500
2701	Memberships	757	756	2,000	2,000	2,000
2702	Publications	1,034	0	3,000	3,000	3,000
2750	Government Licenses & Fees	25	0	900	900	900
4240	Supplies - Office	5,336	7,490	6,000	7,500	7,500
4242	Supplies - PC Software	367	0	2,500	2,500	2,500
4243	Supplies - Computer	100	4,838	2,500	5,000	5,000
4248	Supplies - Non-Cap Equipm/Furnit	586	0	4,000	4,000	4,000
	SUBTOTAL SERVICE/SUPPLIES	73,384	67,542	136,700	120,200	95,200
	GRAND TOTAL	717,219	773,834	930,037	869,700	883,240

CITY OF PLEASANT HILL
Department 5150 - Building

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	188,584	202,188	259,332	394,259	421,612
0300	Salaries - Overtime	0	0	500	0	0
0500	Medicare	2,030	2,264	3,761	6,049	6,443
0600	PERS	27,933	39,638	41,651	74,877	79,684
0650	Deferred Comp - 401a	11,043	12,086	14,326	19,376	20,635
0702	Kaiser	10,687	11,084	38,221	33,171	37,060
0703	Deferred Comp - 457 - In-lieu	281	2,517	0	1,700	1,700
0705	Dental	3,774	4,270	5,327	7,472	7,701
0706	Healthnet	23,709	26,466	14,150	30,138	34,081
0708	Life Insurance	584	621	998	914	914
0709	Long Term Disability	3,501	2,304	4,828	3,787	4,048
0710	Vision	677	676	938	1,310	1,310
0800	Workers Compensation	9,797	12,436	12,444	9,080	9,694
0950	Technology Benefit	1,500	0	0	750	750
	SUBTOTAL PERSONNEL	284,100	316,550	396,476	582,883	625,632
1300	Contract Services	133,604	50,212	91,520	100,000	100,000
2102	Utilities - Telephone	2,954	3,602	3,000	4,000	4,000
2400	Postage	632	842	1,000	1,000	1,000
2500	Photo/Printing (other than P.D.)	646	256	400	400	400
2602	Conferences - Local	1,157	1,250	1,200	2,400	2,400
2701	Memberships	190	430	1,000	1,000	1,000
2702	Publications	381	0	1,500	6,500	500
4240	Supplies - Office	2,380	5,160	3,000	5,000	5,000
	SUBTOTAL SERVICE/SUPPLIES	142,492	61,752	102,620	120,300	114,300
9001	Interfund Transfers	56,660	49,690	49,690	26,890	28,649
	GRAND TOTAL	483,252	427,992	548,786	730,073	768,581

CITY OF PLEASANT HILL
Department 5210 - Police

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	4,333,823	4,343,200	4,700,353	4,856,494	5,022,585
0210	Salaries - Temporary	17,942	18,000	19,416	18,850	19,227
0300	Salaries - Overtime	576,014	570,000	400,000	500,000	500,000
0500	Medicare	62,094	65,000	69,925	67,993	70,316
0600	PERS	1,245,482	1,500,000	1,339,310	1,649,913	1,703,553
0650	Deferred Comp - 401a	160,387	150,000	178,416	195,392	202,697
0702	Kaiser	244,587	244,539	274,002	299,618	333,492
0703	Deferred Comp - 457 - In-lieu	12,800	12,300	14,400	12,000	12,000
0705	Dental	71,100	67,406	68,130	76,873	79,170
0706	Healthnet	236,057	267,424	283,173	315,575	356,030
0708	Life Insurance	11,007	10,682	12,638	10,880	10,880
0709	Long Term Disability	60,459	51,128	80,182	55,109	56,973
0710	Vision	14,146	13,890	15,115	15,368	15,368
0800	Workers Compensation	371,644	437,622	460,533	365,499	378,368
0950	Technology Benefit	5,907	4,500	4,500	3,750	3,750
SUBTOTAL PERSONNEL		7,404,249	7,735,631	7,920,093	8,443,314	8,764,409
1145	Outside Services	6,438	4,200	8,000	8,000	8,000
1180	Psychological Evaluation	1,050	2,100	3,389	5,000	5,000
1185	Police Services/Other	37,192	36,470	40,000	40,000	40,000
1300	Contract Services	4,104	7,434	6,000	8,000	8,000
1380	P.O.S.T. Training	94,433	68,000	68,000	68,000	68,000
1382	CAL ID Fingerprint Project	25,440	25,890	27,000	27,000	27,000
1440	Maint - Janitorial	13,824	18,356	14,749	20,000	20,000
1491	Maint - Elevator	3,298	5,786	3,385	6,000	6,000
1540	Maint - Copy Machines	1,485	1,384	2,966	0	0
1541	Maint - Postage Meter	2,226	1,112	1,976	0	0
1543	Maint - Office Machines	459	0	1,229	0	0
1544	Maint - Hardware	1,895	1,586	3,841	2,000	2,000
1545	Maint - Software	8,993	0	20,430	0	0
1547	Maint - Air Conditioning/Heating	8,497	8,778	11,364	10,000	10,000
1548	Maint - Facility Rent	6,976	11,100	1,211	11,000	11,000
1582	Maint - Radio	34,641	40,000	30,000	0	0
1583	Maint - Fire/Security	926	3,000	1,144	3,000	3,000
1585	Maint - P.D. Misc.	4,697	1,946	6,266	2,000	2,000
1685	Veh. Maint - P.D. Auto	27,040	22,082	22,694	23,000	23,000
2100	Utilities - Communications	36,643	18,776	24,000	24,000	24,000
2101	Utilities - Gas/Electric	46,242	39,392	50,000	50,000	50,000
2102	Utilities - Telephone	29,855	29,134	25,000	30,000	30,000
2400	Postage	2,928	790	4,697	3,000	3,000
2501	Photography - P.D.	818	618	1,452	1,000	1,000

CITY OF PLEASANT HILL
Department 5210 - Police

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
2502	Printing - P.D.	5,535	14,460	12,000	12,000	12,000
2601	Conferences - Overnight	3,850	4,946	3,500	5,000	5,000
2602	Conferences - Local	3,150	2,192	4,465	3,000	3,000
2701	Memberships	2,575	420	2,500	2,500	2,500
2702	Publications	8,022	8,086	4,969	8,000	8,000
2752	Jail Booking Fees	87,776	70,000	70,000	70,000	70,000
4200	Supplies - Operating	43,004	40,000	60,000	40,000	40,000
4240	Supplies - Office	20,544	11,694	18,666	20,000	20,000
4243	Supplies - Computer	8,655	4,242	16,279	10,000	10,000
4245	Supplies - Janitorial	3,811	4,292	2,779	5,000	5,000
4248	Supplies - Non-Cap Equipm/Furnit	23,117	3,736	20,800	20,000	20,000
4980	Uniforms - Allowance (P.D.)	53,531	50,496	54,417	54,000	54,000
4982	Uniforms - P.D. Other	19,417	22,044	20,000	22,000	22,000
	SUBTOTAL SERVICE/SUPPLIES	691,493	591,511	689,478	612,500	612,500
8484	Fixed Assets - Weapons	0	0	11,000	5,000	5,000
8485	Fixed Assets - Miscellaneous	0	4,790	4,000	0	0
	SUBTOTAL FIXED ASSETS	0	8,112	15,000	5,000	5,000
9001	Interfund Transfers	275,000	304,697	304,697	500,000	514,511
	GRAND TOTAL	8,370,742	8,639,951	8,929,268	9,560,814	9,896,420

CITY OF PLEASANT HILL
Department 5230 - Narcotics

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	69,445	71,756	73,035	75,660	77,173
0300	Salaries - Overtime	27,359	21,646	20,000	20,000	20,000
0500	Medicare	1,381	1,378	1,059	1,097	1,119
0600	PERS	23,020	28,294	24,445	30,014	30,561
0650	Deferred Comp - 401a	2,001	2,044	2,852	2,270	2,315
0702	Kaiser	3,484	0	11,997	0	0
0705	Dental	1,429	1,458	1,371	1,502	1,547
0706	Healthnet	7,545	13,234	0	15,069	17,041
0708	Life Insurance	154	160	480	160	160
0709	Long Term Disability	888	882	1,391	943	965
0710	Vision	217	226	226	226	226
0800	Workers Compensation	8,131	8,036	8,347	7,566	7,717
	SUBTOTAL PERSONNEL	145,054	149,114	145,203	154,507	158,824
1383	CNET	21,635	12,000	9,000	12,000	12,000
4980	Uniforms - Allowance (P.D.)	860	878	950	878	878
	SUBTOTAL SERVICE/SUPPLIES	22,495	12,878	9,950	12,878	12,878
	GRAND TOTAL	167,549	161,992	155,153	167,385	171,702

CITY OF PLEASANT HILL
Department 5260 - Animal Control Services

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
1381	Animal Control	73,158	74,256	75,000	121,433	141,000
	SUBTOTAL SERVICE/SUPPLIES	73,158	74,256	75,000	121,433	141,000
	GRAND TOTAL	73,158	74,256	75,000	121,433	141,000

CITY OF PLEASANT HILL
Department 5300 - Engineering

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	527,710	460,536	776,320	708,242	726,675
0210	Salaries - Temporary	0	0	0	20,000	20,000
0220	Salaries - Seasonal	0	0	0	3,000	3,000
0300	Salaries - Overtime	601	5,518	0	5,000	5,000
0500	Medicare	8,148	5,880	11,483	10,304	10,572
0600	PERS	73,077	87,504	126,540	134,417	137,343
0650	Deferred Comp - 401a	33,936	30,678	31,053	46,838	48,051
0702	Kaiser	28,437	23,826	44,465	50,966	56,816
0703	Deferred Comp - 457 - In-lieu	1,212	6,317	4,800	2,400	2,400
0705	Dental	6,632	5,682	10,392	9,317	9,595
0706	Healthnet	16,339	20,752	31,985	16,864	18,949
0708	Life Insurance	1,421	1,296	2,720	1,360	1,360
0709	Long Term Disability	9,311	5,070	11,355	6,799	6,976
0710	Vision	1,201	1,182	2,030	1,921	1,921
0800	Workers Compensation	9,619	14,258	18,695	9,528	9,806
0950	Technology Benefit	3,019	4,748	0	2,625	2,625
	SUBTOTAL PERSONNEL	720,663	673,247	1,071,838	1,029,581	1,061,089
1190	Engineering	12,051	0	10,000	25,000	25,000
1198	Consultants/Other	7,395	0	1,000	45,000	25,000
1300	Contract Services	34,000	15,486	40,000	20,000	20,000
1390	Construction	0	0	4,000	5,000	5,000
2102	Utilities - Telephone	5,797	9,742	5,000	10,000	10,000
2200	Advertising	0	468	1,000	1,000	1,000
2400	Postage	1,267	1,664	1,800	2,000	2,000
2500	Photo/Printing (other than P.D.)	950	208	5,000	0	0
2602	Conferences - Local	1,308	2,544	2,000	5,000	5,000
2603	Auto Allowance	6,008	4,106	10,800	9,000	9,000
2701	Memberships	1,492	1,794	2,000	5,000	5,000
2702	Publications	274	0	500	0	0
4240	Supplies - Office	3,500	3,330	2,500	3,500	3,500
4243	Supplies - Computer	0	2,419	0	2,500	2,500
4248	Supplies - Non-Cap Equipm/Furnit	1,238	0	2,000	2,000	2,000
	SUBTOTAL SERVICE/SUPPLIES	79,258	42,364	87,600	135,000	115,000
	GRAND TOTAL	799,921	715,611	1,159,438	1,164,581	1,176,089

CITY OF PLEASANT HILL
Department 5400 - Maintenance

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
0100	Salaries - Full Time	818,544	805,006	1,036,211	1,136,618	1,171,869
0300	Salaries - Overtime	6,016	4,244	3,000	5,000	5,000
0500	Medicare	7,962	7,228	15,095	14,246	14,710
0600	PERS	120,206	149,398	168,902	216,719	221,482
0650	Deferred Comp - 401a	29,117	24,514	41,448	45,352	46,993
0702	Kaiser	66,013	68,874	96,697	99,968	111,554
0703	Deferred Comp - 457 - In-lieu	10,333	6,078	4,800	9,072	9,072
0705	Dental	19,545	18,442	18,370	23,878	24,592
0706	Healthnet	57,031	57,782	70,543	73,414	82,864
0708	Life Insurance	2,635	2,464	3,452	3,165	3,165
0709	Long Term Disability	14,840	9,162	20,003	10,912	11,250
0710	Vision	3,494	3,430	4,124	4,470	4,470
0800	Workers Compensation	52,164	58,866	58,695	51,238	52,764
0900	AD #20 NPDS Salary Reimb.	(179,204)	(182,120)	(210,000)	(180,000)	(180,000)
0950	Technology Benefit	1,500	0	0	1,500	1,500
SUBTOTAL PERSONNEL		1,030,196	1,033,368	1,331,340	1,515,552	1,581,285
1151	Temporary Help	0	0	10,000	10,000	10,000
1300	Contract Services	0	0	15,000	65,000	65,000
1399	Weed Abatement	0	4,200	2,600	4,000	4,000
1440	Maint - Janitorial	2,192	1,802	2,800	0	0
1488	Maint - Police Building	8,256	15,654	10,000	16,000	16,000
1489	Maint - City Hall Building	10,538	12,010	5,000	12,000	12,000
1490	Maint - PSC Building	2,839	2,322	2,000	4,000	4,000
1491	Maint - Elevator	0	0	4,000	0	0
1494	Maint - Landscape	1,550	4,302	1,000	4,000	4,000
1540	Maint - Copy Machines	0	0	2,000	0	0
1545	Maint - Software	6,690	0	1,000	0	0
1547	Maint - Air Conditioning/Heating	1,133	1,170	1,000	1,000	1,000
1548	Maint - Facility Rent	0	0	1,000	0	0
1582	Maint - Radio	4,280	3,890	5,000	4,000	4,000
1583	Maint - Fire/Security	4,494	3,976	2,000	4,000	4,000
1594	Maint - Hazardous Waste Mgmt.	3,389	8,692	1,000	9,000	9,000
1691	Veh. Maint - Gasoline	112,705	66,380	65,000	120,000	120,000
1692	Veh. Maint - Diesel	0	0	1,000	0	0
1693	Veh. Maint - Oil	1,774	1,578	5,000	2,000	2,000
1694	Veh. Maint - Parts/Tires	22,933	15,390	30,000	20,000	20,000
1695	Veh. Maint - Outside Service	16,796	24,542	15,000	25,000	25,000
1696	Veh. Maint - Auto Supplies	2,091	2,376	3,500	2,500	2,500
1697	Veh. Maint - Tools	1,107	1,046	1,000	0	0
1698	Veh. Maint - Shop Equipment	0	0	1,000	0	0

CITY OF PLEASANT HILL
Department 5400 - Maintenance

ACCOUNT	DESCRIPTION	ACTUAL EXPEND. 2004/2005	PROJECTED EXPEND. 2005/2006	BUDGET 2005/2006	BUDGET 2006/2007	BUDGET 2007/2008
2101	Utilities - Gas/Electric	11,801	10,208	1,000	10,000	10,000
2102	Utilities - Telephone	6,383	5,550	7,500	6,000	6,000
2103	Utilities - Water	37,959	37,234	42,000	38,000	38,000
2105	Utilities - Other	1,829	4,778	1,600	5,000	5,000
2107	Utilities - Sewer Service Chg	0	411	500	500	500
2602	Conferences - Local	1,469	796	700	1,000	1,000
2701	Memberships	180	100	500	1,000	1,000
2702	Publications	1,909	128	1,200	0	0
2750	Government Licenses & Fees	1,710	5,390	600	5,000	5,000
4200	Supplies - Operating	679	0	1,000	15,000	15,000
4240	Supplies - Office	2,841	1,466	2,000	2,000	2,000
4243	Supplies - Computer	1,094	624	1,000	1,000	1,000
4245	Supplies - Janitorial	1,151	876	1,000	0	0
4248	Supplies - Non-Cap Equipm/Furnit	2,649	4,534	10,000	5,000	5,000
4289	Supplies - Sign Material	9,941	9,460	12,000	10,000	10,000
4290	Supplies - Pavement Marking	0	0	1,000	5,000	5,000
4291	Supplies - Handtools	1,475	0	2,000	0	0
4292	Supplies - Landscape Stock	0	654	2,000	2,000	2,000
4293	Supplies - Street Materials	7,127	5,506	6,000	6,000	6,000
4294	Supplies - Spray Materials	3,030	2,236	2,000	0	0
4295	Supplies - Landscape Materials	3,967	2,408	6,000	0	0
4297	Supplies - Safety	4,552	4,770	6,000	6,000	6,000
4298	Supplies - Miscellaneous	2,704	1,322	1,000	0	0
4299	Supplies - Equipment Repairs	5,439	358	5,000	0	0
4990	Uniforms - Maintenance	5,638	5,910	5,000	5,000	5,000
7900	AD #20 Non Salary Reimb.	0	0	(20,800)	0	0
	SUBTOTAL SERVICE/SUPPLIES	318,294	277,763	284,700	426,000	426,000
8441	Fixed Assets - Equipment	0	0	0	135,000	0
	GRAND TOTAL	1,353,981	1,311,131	1,616,040	2,076,552	2,007,285



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INTERFUND TRANSFERS

Summary of Budgeted Interfund Transfers **Fiscal Years 2006-07 and 2007-08**

Transfers between funds are usually made to finance activities in the receiving fund. Sometimes projects are funded by several sources. All project expenditures are recorded in one fund, and transfers are made from the other funds to cover their shares. Transfers are reported as an expenditure in the originating fund and as a revenue in the receiving fund. Therefore, when looking at the overall City budget (all funds together), Interfund transfers should be deducted from revenue and expenditure totals.

Description	Projected FY 2005-2006	Budget FY 2005-2006	Budget FY 2006-07	Budget FY 2007-08	Account for Transfer Out	Account for Transfer In
General Fund 01 contribution to:						
PD Technology Fund 05 for:						
Annual Contrib for maint and replcmnt of PD technology	\$275,000	\$275,000	\$500,000	\$500,000	01-5210-9001	05-4991
Traffic Safety Fund 11 for:						
Crossing Guard cost beyond Vehicle Code revenues	0	0	0	14,511	01-5210-9001	11-4991
Gas Tax Fund 12 for:						
Street Resurfacing Pgm	400,000	400,000	400,000	460,000	01-5364-9001	12-4991
Street Pothole Pgm	100,000	100,000			01-5390-9001	12-4991
Computer Technology Replacement Fund 13 for:						
Network and Computer Replacement (City Hall & PSC)	200,000	200,000	250,000	250,000	01-5080-9001	13-4991
Technology Master Plan (imaging system)	50,000	50,000			01-5081-9001	13-4991
Vehicle & Equip Replcmnt Fund 15 for:						
Vehicle Replacement	156,000	156,000	173,000	227,800	01-9000-9001	15-4991
Cominrl Lndscp & Lghing AD 20, Fund 18 for						
General benefit contribution for:						
Zone 1	79,035	79,035	81,406	83,848	01-5461-9001	18-4981
Zone 2	22,385	22,385	23,057	23,748	01-5462-9001	18-4982
Zone 3	6,156	6,156	6,341	6,531	01-5463-9001	18-4983
Zone 5	24,065	24,065	24,786	25,529	01-5465-9001	18-4985
Zone 6	15,670	15,670	16,141	16,625	01-5466-9001	18-4986
Capital Project Fund 20 for:						
Annual contribution for large bldg maint & capital proj	119,677	119,677	123,267	126,965	01-5115-9001	20-4991
Measure C Fund 27 for:						
Alloc of VLF Fee Gap Loan Repayment to	571,054	571,054			01-5544-9001	27-4991
fund Taylor Blvd Pavement Rehab Project						
New Sidewalk Program	87,000	87,000			01-5341-9001	27-4991
Vehicle Abatement Fund 29 for:						
Operating expenses beyond program revenues	24,845	49,690	26,890	28,649	01-5150-9001	29-4991

**Summary of Budgeted Interfund Transfers
Fiscal Years 2006-07 and 2007-08**

Description	Projected FY 2005-2006	Budget FY 2005-2006	Budget FY 2006-07	Budget FY 2007-08	Account for Transfer Out	Account for Transfer In
General Fund 01 contribution to (continued.):						
Landscaping & Lighting AD 22 Fund 32 for:						
General benefit contribution for Grayson Woods	2,195	2,195	2,283	2,352	01-5470-9001	32-4991
General benefit contribution for Gallery Walk	832	832	866	892	01-5472-9001	32-4991
Lease Revenue Bond Fund 40 for debt svc	963,334	963,334	969,280	745,532	01-679x-9001	40-4991
Total General Fund 01 Contributions	\$3,097,248	\$3,122,093	\$2,597,317	\$2,512,982		
Capital Outlay Fund 10 Contribution to:						
Gas Tax Fund 12 for ADA Improvements	50,000	50,000	25,000	25,000	10-5353-9001	12-4991
Gas Tax Fund 12 Contribution to:						
Measure C Fund 27 for Wendell-Mrdrs Crk Storm Drain	31,203	31,203			12-5515-9001	27-4991
NPDES Fund 19 Contribution to:						
Commrcl Lndscp & Lghing AD 20, Fund 18 for Zone 1 trash pickup and 50% Grass Median Retrofit	87,550	87,550	31,827	32,782	19-5461-9001	18-4981
Commrcl Lndscp & Lghing AD 20, Fund 18 for Zone 2 trash pickup and 50% Grass Median Retrofit	3,605	3,605	3,713	3,825	19-5462-9001	18-4982
Measure C Fund 27 for Wendell-Mrdrs Crk Storm Drain			116,606		19-5515-9001	27-4991
Measure C Fund 27 Contribution to:						
Gas Tax Fund 12 for Street Resurfacing Program	300,000	300,000	300,000	300,000	27-5364-9001	12-4991
Gas Tax Fund 12 for New Sidewalks	223,136	223,136			27-5364-9001	12-4991
Traffic Congestion Relief Fund 35 Contribution to:						
Gas Tax Fund 12 for Polhold Repair Program			150,000	150,000	35-xxxx-9001	12-4991
AD 18 Reserve Fund 64 Contribution to:						
AD 18 Redemption Fund 65 for required transfer of excess reserve funds	122,200	122,200			64-6280-9001	65-4991
Total Interfund Transfers	\$3,914,942	\$3,939,787	\$3,224,463	\$3,024,589		



DEBT SERVICE

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CITY OF PLEASANT HILL
DEBT SERVICE SCHEDULE
FY 06-07 through FY 07-08

PROJECTED ACTUAL 2005-2006	BUDGET 2005-2006	BUDGET 2006-2007	BUDGET 2007-2008
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For information purposes only. These bonds are not a debt of the City.

PH DOWNTOWN COMMUNITY FACILITIES DIST #1 BONDS, SERIES 1998A

(Special taxes on properties in the District cover these debt service payments. These Mello-Roos bonds were issued in November 1998, and final bonds will mature in August 2028.

PHDCFD #1				
Principal	83-6750-7400	\$60,000	\$75,000	\$90,000
Interest	83-6750-7500	415,935	412,609	408,480
Fiscal Agent/Trustee Fees	83-6750-7600	1,515	1,688	1,739
Total		<u>\$477,450</u>	<u>\$489,297</u>	<u>\$500,219</u>

• Formally-adopted budgets are not required for agency funds such as this one, but it's useful for managing the fund to post a budget.

PROJECTED ACTUAL	BUDGET 2005-2006	BUDGET 2006-2007	BUDGET 2007-2008
\$380,000	\$380,000	\$390,000	\$395,000
264,528	264,528	256,827	248,978
9,457	9,457	1,660	1,693
\$653,985	\$653,985	\$648,487	\$645,671

Principal/	71-8010-7400
Interest	71-8010-7500
Fiscal Agent Fees	71-8010-7600
Total	

(Property tax increment from the Downtown commercial properties covers this debt service. If that were ever insufficient, the property owner(s) of those properties would be assessed a Special Tax to cover the difference, per agreement with the developer.)

\$120,000	\$120,000	\$120,000	\$125,000
393,902	393,902	389,792	384,977
3,500	3,500	3,605	3,713
<u>\$517,402</u>	<u>\$517,402</u>	<u>\$513,397</u>	<u>\$513,690</u>

Principal	\$500,000	\$500,000	\$520,000
Interest	658,430	658,430	633,955
Fiscal Agent/Trustee Fees	12,957	12,957	5,406
Total	<u>\$1,171,387</u>	<u>\$1,171,387</u>	<u>\$1,159,361</u>



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PROPOSITION 4 APPROPRIATIONS LIMIT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANT HILL
ESTABLISHING THE PROPOSITION 4 APPROPRIATIONS LIMIT PURSUANT TO
ARTICLE XIIIB OF THE CALIFORNIA CONSTITUTION FOR FISCAL YEAR 2006/07

WHEREAS, the City of Pleasant Hill must establish the Proposition 4
Appropriations Limit pursuant to Article XIIIB of the California Constitution for fiscal
year 2006/07; and

WHEREAS, the population growth of 1.00% represented the growth in Contra
Costa County and the per capita personal income growth of 3.96% reflects the impact of
inflation on the appropriations limit; and

WHEREAS, the Proposition 4 Appropriations Limit was calculated to be
\$18,356,502; and

WHEREAS, the fiscal year 2006/07 revenues that represent the proceeds from
taxes covered by the Proposition 4 Appropriations Limit are projected to be \$3,307,018
below the Proposition 4 Appropriations Limit.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of
Pleasant Hill that the Proposition 4 Appropriations Limit for fiscal year 2006/07 is
\$18,356,502.

ADOPTED by the City Council of the City of Pleasant Hill at a regular meeting of
the Council held on the 5th day of June, 2006, by the following vote:

AYES: Angeli, Durant, Hanecak, Harris, Williamson

NOES: None

ABSENT: None

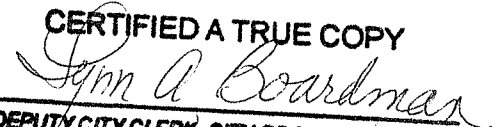

TERRI L. WILLIAMSON, Mayor

ATTEST:


MARTY C. MCINTURF, City Clerk

APPROVED AS TO FORM:


DEBRA S. MARGOLIS, City Attorney

CERTIFIED A TRUE COPY

DEPUTY CITY CLERK, CITY OF PLEASANT HILL



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REDEVELOPMENT AGENCY

RESOLUTION NO. 712 -06

A RESOLUTION OF THE PLEASANT HILL REDEVELOPMENT AGENCY
APPROVING A TWO-YEAR BUDGET AND AUTHORIZING EXPENDITURES
FOR FISCAL YEARS 2006/07 AND 2007/08

WHEREAS, the Pleasant Hill Redevelopment Agency held a public hearing on June 19, 2006 concerning the proposed two-year budget for the July 1, 2006 through June 30, 2007 ("2006/07") and July 1, 2007 through June 30, 2008 ("2007/08") fiscal years, at which time any and all members of the public were afforded an opportunity to comment on said budget; and

WHEREAS, the Agency has reviewed the proposed budget for the 2006/07 and 2007/08 fiscal years; and

WHEREAS, the Agency desires to adopt a two-year budget for the 2006/07 and 2007/08 fiscal years.

NOW, THEREFORE, BE IT RESOLVED by the Pleasant Hill Redevelopment Agency as follows:

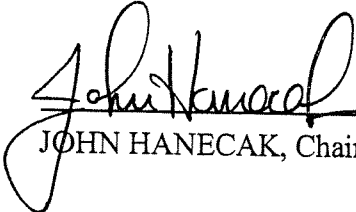
1. The budget, which is on file in the office of the Agency Treasurer and incorporated herein by reference, is hereby adopted. A summary of the budget is attached to this resolution as Exhibit A and incorporated herein by reference.
2. The Executive Director may revise the expenditure budget in any Fund up to \$25,000 per occurrence without Agency Board approval, as long as funds are available in those Funds. The aggregate total of such budget revisions shall not exceed \$100,000 per fiscal year.
3. The Executive Director is authorized to act on behalf of the Agency and to make expenditures and incur liabilities against all funds of the Agency as provided for in contracts that have been authorized by the Agency Board. The Agency Board's authorization of such contracts shall automatically constitute an appropriation of the necessary amount.
4. The Executive Director or his designee is authorized to make appropriation transfers from one account to another within Funds, and is also authorized to make appropriation transfers between Funds, provided that total appropriations, as set forth by this resolution, are unaffected.
5. Unspent appropriations for operations at the end of the first year of a two-year budget may be carried over into the second year with the approval of the Executive Director. Carryovers are limited to the total unexpended budget (less encumbrances) or the total unexpended non-personnel budgets, whichever is less.

ADOPTED by the Pleasant Hill Redevelopment Agency at a regular meeting of said Agency held on the 19th day of June 2006, by the following vote:


AYES: Angeli, Durant, Hanecak, Harris, and Williamson

NOES: None

ABSENT: None


JOHN HANECAK, Chair

ATTEST:


ROBERT M. STEWART, Agency Secretary

APPROVED AS TO FORM:

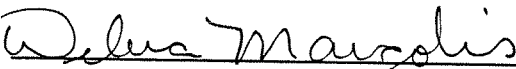

DEBRA S. MARGOLIS, City Attorney

EXHIBIT A
PLEASANT HILL REDEVELOPMENT AGENCY BUDGET SUMMARY 2006/08

<u>FUND DEPARTMENT</u>	<u>2006/2007</u>	<u>2007/2008</u>
70-8010 Commons-General	1,448,309	1,248,645
70-8014 Commons W. Hookston Cap. Imp.	0	175,000
70-8015 Commons CCSC Cap. Imp.	0	0
71-8010 Agency Bond Debt Service & Transfers	2,803,717	2,723,023
73-8010 Dwntwn CFD Bond Debt Service & Dev Reimburse	675,544	680,701
75-8020 Schoolyard-General	869,984	544,100
79-8090 Low/Mod Housing	526,139	463,575
Rehabilitation Loans	160,000	160,000
 TOTAL	 6,483,693	 5,995,044



REDEVELOPMENT AGENCY STAFF REPORT

Meeting Date: June 19, 2006

**Pleasant Hill
Redevelopment Agency**

TO: CHAIR HANCAK AND AGENCY BOARD MEMBERS

SUBJECT: PROPOSED 2006/07 – 2007/08 REDEVELOPMENT AGENCY BUDGET

SYNOPSIS

The current financial condition of the Redevelopment Agency is sound. The Agency has a number of continuing financial obligations and several proposed program expenditures to consider. Agency revenues, at present and projected over the next two years, are sufficient to meet these obligations and to fund proposed Agency programs of private property and public facilities improvements and affordable housing assistance. It is recommended that the Agency adopt the attached Resolution approving the proposed 2006/07 – 2007/08 Agency budget.

BACKGROUND

Financial Obligations

The Agency has continuing obligations to debt service on its outstanding 2002 Tax Allocation Refunding Bonds, to three developers to subsidize redevelopment activities, to Bridge Housing Corporation for the Grayson Creek Apartments project, to the Affordable Housing Fund for past deferments of payments into that fund, and to numerous other taxing entities with which it has litigation settlement agreements or negotiated tax increment revenue pass-through agreements.

The Agency's 2002 Tax Allocation Refunding Bonds are 30-year, tax-exempt bonds in the principal amount of \$8,860,000, the security for which is the Agency's pledge of its future property tax increment income. This Agency obligation is paramount and senior to any other Agency obligation noted above. Following the March 1, 2006 bond debt service payment, the remaining amount of principal owed is \$7,715,000, and the remaining amount of interest owed is \$2,528,824, which is at a yield of 3.887%.

The three developers to which the Agency has continuing obligations are RVIP (successor to Burnham Pacific Properties), for the Downtown project, Greystone Homes (successor to The DeSilva Group), for the Gallery Walk townhouse project, and PH Holdings, LP, for the Crossroads shopping center project.

The Agency's obligation to RVIP, per the 1997 Disposition and Development Agreement (DDA) for the Downtown project, is \$36,630,000, paid over thirty years. This amount represents the future value of \$13.7 million in assistance, in 1997 dollars, warranted to defray the Developer's

excess costs of acquiring the project site and relocating all the businesses and residents. The first Agency payment toward this obligation was made in January 2002, following completion of the Phase I (commercial) portion of the Project. Total payments to date now amount to \$2,456,827.

The Agency's obligation to Greystone Homes, per the 1999 DDA for the Cleaveland Road Triangle (now Gallery Walk) project, is \$2,507,000. This is the total amount of assistance, in 1999 dollars, warranted to defray the Developer's excess costs of acquiring the land and relocating the residents. The Agency will make semi-annual payments to the Developer, discounted at an annual rate of 8%, until this obligation is repaid. The first Agency payment toward this obligation was made in July 2002. Total payments to date now amount to \$1,166,616.

The Agency's obligation to PH Holdings, LP, per the 2004 Owner Participation Agreement for the Crossroads shopping center project, is \$5,000,000. This is the total amount of assistance, to be paid in twenty-five annual \$200,000 payments, commencing in 2006, to supplement the rent paid by Kohl's department store as the anchor tenant in the Crossroads project.

The Agency's obligation to Bridge Housing is to help finance the Grayson Creek Apartments, an affordable housing project that replaced the very low- and low-income housing demolished to make way for the Downtown project. The total commitment, over thirty-four years, is \$7,820,000. The Agency has paid \$1,710,000 toward this obligation to date.

The Agency's principal source of income is property tax increment revenue. Property tax increment revenues currently exceed these obligations on an annual basis, and will continue to do so for the foreseeable future. At the same time, there are no new projects on the horizon that are expected to generate substantial "excess" property tax increment revenues, meaning property tax increment revenues that do not have to be returned to a project to make it financially feasible.

The Agency to date has followed the very prudent practice of not applying or promising property tax increment revenues it receives from one project as the subsidy for another project. Rather, each project the Agency sponsors must be "self-financing" based on its own projected revenues plus not more than (and hopefully substantially less than) 100% of the tax increment revenue it generates. Of course, it is that portion of property tax increment revenue from a project, or rather all projects, that is *not* required as subsidy that funds all other Agency operations, such as bond debt service, affordable housing, and administration.

Examples of past Redevelopment Agency projects that now generate substantial portions of the Agency's annual property tax increment revenue not reimbursed to developers include: Pleasant Hill Plaza shopping center, Gregory Square offices, Lyon's Restaurant, Pleasant Hill Square shopping center, Woodsworth Park townhouses, Two Worlds complex, The Terraces offices, Gregory Centre offices, Cleaveland Green townhouses, Pleasant Heights condominiums, Somerset townhouses, Pleasant Hill Village apartments, Courtyard shopping center, Marriott Courtyard Hotel, Pleasant Vista condominiums, Chateau III residential care facility, Mark Scott Construction Co. offices, and Navlet's garden center.

Budget Forms

As in years past, the proposed Agency budget is contained in the Exhibits A through K attached to this staff report. More specifically, these include Exhibit A: Fund Balance Projections - All Funds; Exhibit B: Revenue Forecast; Exhibit C: Expenditure Summary by Operating Departments; Exhibit D: Expenditure Line Item Summary for All Funds; Exhibit E: Expenditure Budget for Commons Fund 70; Exhibit F: Expenditure Budget for West Hookston Road Capital Improvements; Exhibit G: Expenditure Budget for Contra Costa Shopping Center Capital Improvements; Exhibit H: Expenditure Budget for Agency Bond Debt Service Fund 71; Exhibit I: Expenditure Budget for Downtown Community Facilities District Bond Debt Service Fund 73; Exhibit J: Expenditure Budget for Schoolyard Fund 75; and Exhibit K: Expenditure Budget for Low/Moderate Income Housing Fund 79. (Funds 72, 74, 76, 77 and 78 are former fund numbers no longer in use.)

Financial Status

Exhibit A: Fund Balance Projections - All Funds, illustrates one measure of the current and projected financial condition of the Agency. Funds 70, 75 and 79 are marked with asterisks, indicating that the balances in these funds are “unreserved,” and therefore available for Agency expenditure. The projected unreserved cash balances in these funds as of June 30, 2006 (Column 1) are: \$772,921 in Commons General Fund 70 and \$2,630,865 in Schoolyard General Fund 75 (for a total of \$3,403,786), and \$1,683,981 in Low/Mod Affordable Housing Fund 79.

Because the estimated Revenues and Expenditures resulting in the Fund Balances shown on Exhibit A are presented in more detail in Exhibits B through K, the most useful aspect of Exhibit A is to compare the Total – All Fund Balances at the end of each fiscal year (Columns 1, 4 and 7). As can be seen, these balances increase from year to year, reflecting an overall increase in revenues versus expenditures. At the same time, it should be noted that any extraordinary Agency expenditure, such as the proposed purchase of Contra Costa Shopping Center Subarea I frontage for widening Buskirk Avenue, would be funded from these “unreserved” monies.

PROPOSED BUDGET

Revenues

Exhibit B, Revenue Forecast 2006 - 2008, shows all revenues from all sources in each of the Agency’s five principal operating funds. It is important to note that actual cash income is shown on Lines 3510: Interest Income; 3520: Rents and Concessions; 4341: Tax Increment; and 4990: Other Revenue.

Of the cash revenue sources, the most important is property tax increment. Property tax increment revenues (shown on the bottom line of Exhibit B) are projected to increase each year. This projected increase is based predominately on the 2% inflationary increase in taxes allowed by Proposition 13, augmented by known property sales and reassessments, such as at the Contra Costa

Shopping Center, and does not otherwise include increases due to reassessments of property following a change of ownership or the completion of construction of new projects. Not relying on increases in property taxes based on reassessments following a change of ownership is a conservative approach to revenue forecasting that presents a picture that can only be improved by any increases that do occur based on change of ownership. The forecast also does not rely on increases based on new construction because that revenue is expected to be reimbursed to the developers involved as a subsidy to facilitate such new development.

Page 2 of Exhibit B provides comments and explanations of individual line item entries.

Expenditures

Exhibit C provides a Summary of Proposed Expenditures by Fund, while Exhibit D provides a Summary of Proposed Expenditures by Line Item. Exhibits E through K provide the detailed proposed expenditures in each of the Agency's working funds, these being Commons General Fund 70, Commons West Hookston Road Capital Improvements Fund 70, Commons Contra Costa Shopping Center Capital Improvements Fund 70, Agency Bond Debt Service Fund 71, Downtown Community Facilities District Bond Debt Service Fund 73, Schoolyard General Fund 75, and Low/Moderate Income Affordable Housing Fund 79, respectively. (Though no expenditures are shown in Exhibit G - Commons Contra Costa Shopping Center Capital Improvements Fund 70, the exhibit has been included for consistency of numbering (lettering) and for ease of comparison with past budgets.)

The following Personnel and Program sections of this report are cross-referenced to the detailed expenditure proposals set forth in Exhibits E through K.

Personnel

The Agency currently fully funds 100% of the positions of Redevelopment Administrator, Housing Coordinator, Economic Development Manager and Agency Secretary. A portion of these personnel costs is paid from Affordable Housing Fund 79 (100% of Housing Coordinator, 40% of Economic Development Manager, and 20% of Agency Secretary), while the remainder is paid from Commons General Fund 70.

The Agency also pays for a portion of the personnel costs of several other City employees who provide various services to the Agency. The costs of these additional City personnel are as follows: Executive Director – 25%, Agency Treasurer – 25% and Accountant – 25%.

Total annual Agency Personnel costs are estimated to be \$643,134 in 2006-07 and \$653,907 in 2007-08 (Exhibit D, Subtotal Personnel line).

Programs

Pleasant Hill Commons

The Pleasant Hill Commons expenses are presented on Exhibit E. In the Commons Project Area, a map of which is included as Exhibit M, the primary program objectives are to continue planning and eventual development of the Contra Costa Shopping Center area and Jewell Lane Target Area. Also, the Agency's Economic Development program, focusing on business retention and expansion throughout the community, is to be implemented during this budget period.

Expenditures for the Contra Costa Shopping Center and Jewell Lane projects will include property appraisals, relocation studies, toxic evaluations, legal services for preparation of Disposition and Development Agreements, a replacement housing plan, CEQA studies, processing project development plans and other entitlements, civil engineering, traffic engineering, acquisition and relocation consultants, and legal expenses.

The expenditure under Pass-Through Agreements (7850) is the estimated payments to the East Bay Regional Parks District, Contra Costa County Community College District, Mt. Diablo Unified School District, Contra Costa Mosquito Abatement District, Contra Costa County Fire District, and Contra Costa County Flood control District, per our negotiated agreements with those districts and the mandatory tax increment revenue pass-throughs for the Monument Boulevard added area.

The \$200,000 expenditure under Tax Increment Sharing Agreements (7860) in 2006 is the first of twenty-five annual payments to PH Holdings, LP for the Crossroads shopping center project.

Schoolyard

Schoolyard expenses are presented in the attached Exhibit J. A map of the Schoolyard Project Area is included as Exhibit N. In the Schoolyard Project Area, the primary program objectives are redevelopment of the Katie Court and Beatrice Road sites. Redevelopment of the Beatrice Road site will follow a decision by the County Flood Control District to sell its property at Beatrice Road for development (with the presumption that the proceeds will be applied to funding a flood detention project elsewhere in the community).

Expenses in support of the development projects in the Katie Court and Beatrice Road sites include legal services, market studies, civil engineering, traffic engineering, other consultants, toxic and geo-technical evaluations, CEQA analysis, appraisals, escrow services, acquisition and relocation services and relocation payments.

The expenditure under Pass-Through Agreements (7850) is the estimated payments to taxing agencies as a result of the 1997 amendment to the Schoolyard Redevelopment Plan, which triggered the mandatory sharing of property tax revenues.

The expenditure under Tax Increment Sharing Agreements (7860) is the estimated payments to Greystone Homes pursuant to the Disposition and Development Agreement for the Gallery Walk project.

Affordable Housing Program

Proposed expenditures for the Affordable Housing Program are shown on the attached Exhibit K. The focus of the affordable Housing Program remains the Housing Rehabilitation Loan Program, with loans estimated at \$160,000 annually, as well as ongoing support of Bridge Housing.

Ten-Year Financial Projections

Exhibits L-1 through L-5 contain a ten-year projection of the financial status of each of the Agency's five principal funds (70, 71, 73, 75 and 79). Specific redevelopment projects, and the estimation of their associated expenditures and revenues, have not been identified beyond the initial two-year budget period, due to the impossibility of forecasting the type, cost and timing of redevelopment projects. However, it is likely that any future redevelopment projects will be fiscally "neutral" to the Agency, meaning that project-generated property tax increment revenues will be needed to offset excess project development costs.

FISCAL IMPACT

The fiscal impact of the proposed budget is presented in this staff report.

PUBLIC CONTACT

Public contact was made through posting of the Agency agenda on the City's official notice bulletin board, posting the agenda and staff report on the City's web page, and availability of the agenda and staff report in the City Clerk's office, at the County Central Library, and at the Pleasant Hill Police Department.

ALTERNATIVES TO RECOMMENDED ACTION

None.

RECOMMENDED AGENCY ACTION

Adopt the attached Resolution No. ____-06, Approving a Two-Year Budget and Authorizing Expenditures for Fiscal years 2006/07 – 2007/08.

Prepared by: Kelly Calhoun, Economic Development Manager
Robert Stewart, Redevelopment Administrator

Reviewed by: Richard Ricci, Agency Treasurer
Michael Ramsey, Executive Director

Attachments: Budget Exhibits A through L
Exhibit M, Map of Commons Redevelopment Project Area
Exhibit N, Map of Schoolyard Redevelopment Project Area

EXHIBIT A
FUND BALANCE PROJECTIONS ALL-FUNDS
ESTIMATED UNRESERVED FUND BALANCES

Fund No.	Fund Name	<u>1</u> Projected June 30, 2006 Fund Balance	<u>2</u> FY 06-07 Estimated Revenues	<u>3</u> FY 06-07 Estimated Expenditures	<u>4</u> Estimated June 30, 2007 Fund Balance	<u>5</u> FY 07-08 Estimated Revenues	<u>6</u> FY 07-08 Estimated Expenditures	<u>7</u> Estimated June 30, 2008 Fund Balance
70	Commons General/Working Fund *	772,921	1,519,577	1,448,309	844,189	1,457,557	1,423,645	878,101
71	Debt Service	1,361,718	2,681,139	2,803,717	1,239,140	2,728,769	2,723,023	1,244,886
73	Debt Service CFDC 02 Bonds	865,519	699,964	675,544	889,939	687,895	680,701	897,133
	Subtotal - Commons	3,000,158	4,900,680	4,927,570	2,973,268	4,874,221	4,827,370	3,020,120
75	Schoolyard General/Working Fund *	2,630,865	895,841	869,984	2,656,721	912,603	544,100	3,025,224
79	Low/Moderate Housing *	1,683,981	1,081,998	526,139	2,297,928	1,121,297	463,575	3,013,738
	Total - All Funds	\$7,315,004	\$6,878,519	\$6,323,693	\$7,869,830	\$6,908,121	\$5,835,045	\$8,942,906

EXHIBIT B REVENUE FORECAST 2006-2008

Page 1 of 2

FUND	ACCT	DESCRIPTION	2004-2005 ACTUAL	2005-2006 ESTIMATED	2006-2007 PROJECTED	2007-2008 PROJECTED
70	3510	INTEREST INCOME	70,805	44,909	31,299	34,150
	4105	BOND ISSUER'S FEE REVENUE	8,333	0	0	0
	4570	CONTRIBUTION FROM OTHER AGENCY	747,364	0	0	0
	4990	OTHER REVENUE	0	350	350	350
	4991	OPERATING TRANSFER IN (from Fund 71)	1,474,000	1,159,383	1,487,928	1,423,057
		TOTAL COMMONS GENERAL	2,300,502	1,204,642	1,519,577	1,457,557
71	3510	INTEREST INCOME (with Fiscal Agent)	66,304	53,559	54,469	49,566
	4341	TAX INCREMENT	2,355,511	2,427,507	2,626,670	2,679,203
		TOTAL COMMONS DEBT SERVICE	2,421,815	2,481,066	2,681,139	2,728,769
73	3510	INTEREST INCOME	9,696	34,156	34,621	35,598
	4991	OPERATING TRANSFERS IN (From Fund 71)	672,543	652,297	665,343	652,297
		TOTAL COMMONS DEBT SERVICE CFD 02	682,239	686,453	699,964	687,895
75	3510	INTEREST INCOME	55,653	45,043	109,442	110,476
	3520	RENTS & CONCESSIONS	4,795	0	0	0
	4341	TAX INCREMENT	743,319	770,979	786,399	802,127
	4570	CONTRIBUTION FROM OTHER AGENCY	81,199	0	0	0
		TOTAL SCHOOLYARD GENERAL	803,767	816,022	895,841	912,603
79	3510	INTEREST INCOME	112,803	193,941	214,655	236,889
	4341	TAX INCREMENT	774,707	816,421	853,275	870,340
	4511	SALE OF LAND	(6,791)	0	0	0
	4990	OTHER REVENUE	0	0	14,068	14,068
	4991	INTERFUND TRANSFER	0	46,898	0	0
		TOTAL L/M HOUSING	880,719	1,057,260	1,081,998	1,121,297
		TAX INCREMENT TOTAL - ALL FUNDS	3,873,537	4,014,907	4,266,344	4,351,670
		TOTAL REVENUES EXCLUD TRNSFRS	5,023,698	4,386,865	4,725,248	4,832,767

EXHIBIT B
REVENUE FORECAST 2006-2008
Page 2 of 2

FUND	ACCT	COMMENTS
70	3510	Projected earnings of funds deposited with LAIF Assumption 4%.
70	4570	1993 Mortgage Revenue Bonds called on 7/15/2004- Residual Funds/Agency Investment.
70	4990	Sales of plans maps and other documents.
70	4991	Operating transfer is from Fund 71. (80% of all Commons Tax Increment is deposited into Fund 71, and 20% to Fund 79). Amounts not needed for payment of bond debt service or coverage on Agency's 2002 Tax Allocation Revenue Bonds are transferred to Fund 70 and Fund 73.
71	3510	Projected earnings of funds deposited with LAIF.
73	3510	Projected earnings of funds deposited with LAIF.
73	4991	Operating transfer is from Fund 71 for payment of debt service and expenses on PHCFD#1 2002 Bonds issued for benefit of Downtown but paid by Agency Tax Increment.
75	3510	Projected earnings of funds deposited with LAIF.
75	3520	Rental of Agency owned house at 250 Cleaveland Road.
75	4570	1993 Mortgage Revenue Bonds called on 7/15/2004 – Residual Funds/Agency Investment.
79	3510	Interest on Agency Funds deposited in LAIF.
79	4511	Proceeds from sale of 13 Matisse Ct. reported as a net loss on sale of land.
79	4990	Repayment of ERAF share that was paid out of Fund 70 FY 2001-02 and FY 2002-03.
79	4991	Budgeted interfund transfer to Fund 79 ERAF Payments.

EXHIBIT C

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL EXPENDITURE BUDGET 2006/07 OPERATING DEPARTMENTS SUMMARY						
FUND DEPT NO.	FUND TITLE	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08
70-8010	COMMONS-GENERAL	1,357,331	1,399,890	1,785,766	1,448,309	1,248,645
70-8014	COMMONS W. HOOKSTON CAP. IMP.	0	0	145,000	0	175,000
70-8015	COMMONS CCSC CAP. IMP.	1,501,538	0	1,500,000	0	0
71-8010	AGENCY BOND DEBT SERVICE	2,797,240	2,467,251	2,445,995	2,803,717	2,723,023
73-8010	DOWNTOWN CFD BOND DEBT SERVICE	676,867	674,826	662,613	675,544	680,701
75-8020	SCHOOLYARD-GENERAL	687,482	740,469	615,641	869,984	544,100
79-8090	LOW/MODERATE HOUSING	543,296	539,408	521,634	526,139	463,575
	TOTAL	7,563,754	5,821,844	7,676,649	6,323,693	5,835,044

EXHIBIT D

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL EXPENDITURE BUDGET 2006/08 LINE ITEM SUMMARY						
ACCT	DESCRIPTION	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08
5999-0400	NON-DEPT SALS/BENF	2516				
5999-0500	NON-DEPT SALS/MED	30				
0100	SALARIES - FULL TIME	452,522	459,776	459,776	462,150	470,828
0290	SALS/BONUS/AWARD	1,344				
0300	SALS/OVERTIME	285	59	0	0	0
0500	MEDICARE	6,500	6,837	6,837	7,004	7,275
0600	PERS	67,436	74,943	74,943	86,757	89,562
0650	DEFERRED COMP - 401A	29,987	25,110	24,393	33,424	34,523
0702	KAISER	14,463	16,241	16,241	16,436	16,668
0703	DEFERRED COMP - 457 IN-LIEU	3,600	4,908	4,908	6,744	7,200
0705	DENTAL	6,180	5,653	5,653	5,784	5,902
0706	HEALTHNET	14,290	10,542	10,542	7,983	8,997
0708	LIFE INSURANCE	1,310	1,388	1,388	760	760
0709	LONG TERM DISABILITY	6,731	6,504	6,504	4,488	4,527
0710	VISION	1,128	1,147	1,147	1,073	1,073
0800	WORKERS COMPENSATION	6,767	8,541	6,722	7,906	4,717
0950	TECH BENEFIT	1,500	1,500	1,500	2,625	1,875
	SUBTOTAL PERSONNEL	616,589	623,149	620,554	643,134	653,907
1110	P/T GENERAL LEGAL	157,628	66,000	185,500	453,200	305,000
1140	P/T AUDITORS	12,590	19,899	17,744	19,744	20,632
1172	P/T MINUTE TAKER	6,155	0	0	8,000	8,000
1173	AGENCY COMP	2,010	4,500	4,500	4,500	4,500
1176	P/T CEQA EIR	80,214	200,000	30,000	60,000	0
1177	P/T MARKET STUDY	71,945	25,000	50,000	115,000	0
1190	P/T CIVIL ENGINEERING	164,686	0	458,380	305,000	100,000
1198	P/T CONSULTANTS/OTHER	61,867	207,348	106,900	222,800	35,600
1300	C/S CONTRACT SERVICES	19,333	7,572	3,500	8,315	8,538
1390	C/S CONSTRUCTION	0	0	1,295,120	0	147,500
1480	MAINT - PROPERTY MANAGEMENT	8,047	20,650	1,150	5,000	5,000
1670	VEH. MAINT - CITY AUTOMOBILES	69	100	1,000	1,200	1,400
2200	ADVERTISING	6,118	6,800	13,550	61,570	52,390
2400	POSTAGE	419	905	905	920	1,125
2500	PRINTING	3,904	4,500	8,500	4,565	6,030
2601	CONFERENCES - OVERNIGHT	5,428	5,300	7,000	11,900	12,300
2602	CONFERENCES - LOCAL	1,491	2,200	4,700	3,500	4,600
2603	AUTO ALLOWANCE	6,644	6,924	6,924	6,159	7,959
2604	AUTO MILEAGE	70	210	350	300	350
2701	MEMBERSHIPS	6,530	6,375	6,375	5,931	7,167
2702	PUBLICATIONS	910	900	900	1,012	1,050
2750	GOVERNMENT LICENSES AND FEES	176	316	416	550	550
2751	PROPERTY TAX ADMIN. COST	40,231	45,694	45,694	52,050	53,181
4240	SUPPLIES - OFFICE	112	800	900	450	550
4243	SUPPLIES - COMPUTER	0	350	350	1,250	950
4248	SUPPLIES - NC	440	0	0	0	0
6800	ADMINISTRATIVE OVERHEAD	77,923	66,908	77,537	67,560	69,588
6900	PROMOS/CONTRIBUTIONS	606	0	0	1,000	1,000
6910	HOUSING REHAB GRANT	2,012	7,500	7,500	67,600	7,800
7400	BOND PRINCIPAL	490,000	500,000	500,000	510,000	520,000
7500	BOND INTEREST	669,510	658,430	778,431	646,619	633,955
7600	FISCAL AGENT FEES	3,235	12,957	6,872	5,265	5,406
7700	LOCAL CONTRIBUTIONS	235,000	235,000	235,000	235,000	235,000
7800	INTERGOVT EXPENSE/ERAF	315,541	336,473	329,578	0	0
7850	PASSTHRU AGRMTS	260,344	280,022	251,793	285,733	294,303
7860	TI SHARING AGRMT	543,393	616,691	413,431	685,595	696,859
7905	EXP REIMB/DVLP	0	0	-28,623,200	-8,966,200	-15,729,000
8101	L/A APPRAISALS	34,601	22,000	48,200	74,200	6,000
8102	L/A REAL ESTATE	0	0	27,727,000	7,665,000	15,000,000
8103	L/A ESCROW/BNDR	4,000	3,000	13,000	10,000	3,000
8107	L/A RELOCATION CONSULTANT	7,440	400	142,500	115,000	127,500
8108	L/A RELOCATION PAYMENTS	0	0	1,100,000	772,000	450,000
8109	DEMOLITION	0	15,350	0	0	0
9001	OPER TRNSFR OUT (To Fund 70)	1,474,000	1,159,383	1,145,798	1,487,928	1,423,057
9001	OPER TRNSFR OUT (To Fund 73)	672,543	652,297	652,297	665,343	652,297
9001	CCSC INTERFUND TRNSFR	1,500,000	0	0	0	0
	SUBTOTAL SERVICE/SUPPLIES	6,947,165	5,198,754	7,056,095	5,680,559	5,181,137
	TOTAL	7,563,754	5,821,903	7,676,649	6,323,693	5,835,044

EXHIBIT E

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL						
EXPENDITURE BUDGET 2004/06						
FUND #70 - Commons DEPT #8010 - General						
ACCT	DESCRIPTION	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08
0400	NON DEPT SALS/BENF	2516				
0500	NON DEPT SALS/MEDI	30				
0100	SALARIES - FULL TIME	338,152	345,185	345,185	338,646	345,457
0210	SALS-PT TEMP	0	0	0	0	0
0290	SALS-BNS AWD-CA	1,344	0	0	0	0
0300	SALS/OVERTIME	285	0	0	0	0
0500	MEDICARE	4,849	5,168	5,168	4,589	4,678
0600	RETIREMENT/PERS	51,213	56,265	56,265	62,135	65,563
0650	DEFERRED COMP - 401A	25,507	20,526	19,809	26,920	27,880
0702	KAISER	6,412	7,198	7,198	7,373	8,246
0703	DEFERRED COMP - 457 IN-LIEU	3,360	4,428	4,428	6,264	6,720
0705	DENTAL	4,687	4,274	4,274	4,274	4,392
0706	HEALTHNET	13,091	10,542	10,542	7,983	8,997
0708	LIFE INSURANCE	1,051	1,132	1,132	504	504
0709	LONG TERM DISABILITY	5,044	4,883	4,883	3,251	3,316
0710	VISION	767	786	786	712	712
0800	WORKERS COMPENSATION	5,070	5,187	3,368	3,386	3,455
0950	TECH BENEFIT	1,500	1,500	1,500	2,325	1,575
	SUBTOTAL PERSONNEL	464,878	467,074	464,538	468,362	481,495
1110	P/T GENERAL LEGAL	105,439	25,000	110,000	330,000	285,000
1140	P/T AUDITORS	6,295	11,027	8,872	10,872	11,316
1172	P/T MINUTE TAKER	3,138	0	0	4,000	4,000
1173	AGENCY COMP	1,110	2,250	2,250	2,250	2,250
1176	P/T CEQA EIR	80,214	200,000	30,000	30,000	0
1177	P/T MARKET STUDY	55,857	25,000	50,000	85,000	0
1190	P/T CIVIL ENGINEERING	163,148	0	115,000	285,000	75,000
1198	P/T CONSULTANTS OTHER	14,953	178,348	77,200	107,500	10,000
1300	CONTRACTUAL SERVICES	1,356	0	0	0	0
1480	MAINT - PROPERTY MANAGEMENT	450	650	650	2,500	2,500
2200	ADVERTISING	4,415	3,400	3,400	41,500	30,000
2400	POSTAGE	208	400	400	400	500
2500	PRINTING	3,504	2,100	2,100	1,900	2,000
2601	CONFERENCES - OVERNIGHT	2,325	3,500	3,500	5,200	5,350
2602	CONFERENCES - LOCAL	565	1,600	1,600	1,500	2,000
2603	AUTO ALLOWANCE	6,644	6,924	6,924	6,159	7,959
2604	AUTO MILEAGE	35	150	150	150	150
2701	MEMBERSHIPS	3,265	3,187	3,187	2,895	3,979
2702	PUBLICATIONS	455	400	400	381	400
2750	GOVERNMENT LICENSES AND FEES	163	158	158	225	225
2751	PROPERTY TAX ADMIN. COST	30,366	35,472	35,472	40,057	40,858
4240	SUPPLIES - OFFICE	62	400	400	150	200
4243	SUPPLIES - COMPUTER	0	350	350	350	350
6800	ADMINISTRATIVE OVERHEAD	25,473	26,237	35,854	27,024	27,835
6900	PROMOS/CONTRIBUTIONS	303	0	0	500	500
7800	INTERGOVT EXPENSE/ERAF	252,433	269,178	266,476	0	0
7850	PASSTHRU AGRMTS	105,308	121,885	121,885	124,434	129,778
7860	TI SHARING AGRMT	0	0	0	200,000	200,000
7905	EXP REIMB/DVLPR	0	0	-12,977,000	-6,027,000	-75,000
8101	L/A APPRAISALS	16,850	15,000	20,000	42,000	0
8102	L/A REAL ESTATE	0	0	12,727,000	5,000,000	0
8103	L/A ESCROW/BNDR	4,000	0	10,000	8,000	0
8107	L/A RELOCATION CONSULTANT	4,119	200	15,000	92,000	0
8108	L/A RELOCATION PAYMENTS	0	0	650,000	555,000	0
	SUBTOTAL SERVICE/SUPPLIES	892,453	932,816	1,321,228	979,947	767,150
	TOTAL	1,357,331	1,399,890	1,785,766	1,448,309	1,248,645

EXHIBIT F

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL							
EXPENDITURE BUDGET 2006/08							
FUND # 70 - Commons DEPT #8014 W. Hookston Capital Improvements							
ACCT	DESCRIPTION	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08	
1190	P/T ENGINEERING	0	0	25,000	0	25,000	
1390	CONSTRUCTION	0	0	117,500	0	147,500	
2200	ADVERTISING	0	0	1,250	0	1,250	
2500	PHOTOGR/PRINTING	0	0	1,250	0	1,250	
	SUBTOTAL SERVICE/SUPPLIES			145,000		175,000	
	TOTAL			145,000		175,000	

EXHIBIT G

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL						
EXPENDITURE BUDGET 2006/08						
FUND # 70 - Commons DEPT # 8015 CCSC Capital Improvements						
ACCT	DESCRIPTION	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08
1190	P/T ENGINEERING	1,538	0	318,380	0	0
1390	CONSTRUCTION	0	0	1,177,620	0	0
2200	ADVERTISING	0	0	2,000	0	0
2500	PHOTOGR/PRINTING	0	0	2,000	0	0
9001	CCSC CAP IMP INTERFUND TRSF	1,500,000	0	0	0	0
	SUBTOTAL SERVICE/SUPPLIES	1,501,538	0	1,500,000	0	0
	TOTAL	1,501,538	0	1,500,000	0	0

EXHIBIT H

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL						
EXPENDITURE BUDGET 2006/08						
FUND #71 - Commons DEPT #8010 - Agency Bond Debt Service & Transfers						
ACCT	DESCRIPTION	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08
1300	CONTRACTUAL SERVICES	1,959	1,586	-	1,959	1,998
7400	BOND PRINCIPAL	375,000	380,000	380,000	390,000	395,000
7500	BOND INTEREST	272,078	264,528	264,528	256,827	248,978
7600	FISCAL AGENT FEES	1,660	9,457	3,372	1,660	1,693
7660	BOND ISSUE CSTS	0	0	0	0	0
9001	OPER TRANSFR OUT (<i>To Fund 70</i>)	1,474,000	1,159,383	1,145,798	1,487,928	1,423,057
9001	OPER TRANSFR OUT (<i>To Fund 73</i>)	672,543	652,297	652,297	665,343	652,297
	SUBTOTAL SERVICE/SUPPLIES	2,797,240	2,467,251	2,445,995	2,803,717	2,723,023
	TOTAL	2,797,240	2,467,251	2,445,995	2,803,717	2,723,023
7350	Defferred SetAside Payback to Fund 79	58,088	58,088	58,088	58,088	58,088
	GASB 34 required reclass of Dfrd SetAside to Liability					

EXHIBIT I

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL						
EXPENDITURE BUDGET 2006/08						
FUND # 73 - Commons DEPT #8010 -Dwntwn CFD Bond Debt Service & Dev Reimburse						
ACCT	DESCRIPTION	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08
1300	CONTRACT SERVICES	15,823	5,976	3,500	6,156	6,340
7400	BOND PRINCIPAL	115,000	120,000	120,000	120,000	125,000
7500	BOND INTEREST	397,432	393,902	513,903	389,792	384,977
7600	FISCAL AGENT FEES	1,575	3,500	3,500	3,605	3,713
7660	BOND ISSUE CSTS	0	0	0	0	0
7860	TAX INCREMENT DEV REIMBURSEMNT	147,037	151,448	21,710	155,991	160,671
9200	ADV REFD ESCROW	0	0	0	0	0
	SUBTOTAL SERVICE/SUPPLIES	676,867	674,826	662,613	675,544	680,701
	TOTAL	676,867	674,826	662,613	675,544	680,701

EXHIBIT J

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL						
EXPENDITURE BUDGET 2006/08						
FUND # 75 - Schoolyard DEPT #8020 - General						
ACCT	DESCRIPTION	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08
1110	P/T GENERAL LEGAL	43,360	40,000	65,000	112,500	10,000
1140	P/T AUDITORS	6,295	8,872	8,872	8,872	9,316
1172	P/T MINUTE TAKER	3,017	0	0	4,000	4,000
1173	AGENCY MEMBERS COMPENSATION	900	2,250	2,250	2,250	2,250
1176	P/T CEQA EIR	0	0	0	30,000	0
1177	P/T MARKET STUDY	16,088	0	0	30,000	0
1190	P/T CIVIL ENGINEERING	0	0	0	20,000	0
1198	P/T CONSULTANTS/OTHER	33,426	20,000	14,700	100,000	10,000
1480	MAINT - PROPERTY MANAGEMENT	7,150	20,000	500	2,500	2,500
2200	ADVERTISING	1,703	3,400	3,400	16,500	17,500
2400	POSTAGE	104	400	400	400	500
2500	PRINTING	400	2,400	2,400	1,900	2,000
2601	CONFERENCES - OVERNIGHT	2,325	800	3,500	5,200	5,350
2602	CONFERENCES - LOCAL	451	600	1,600	1,500	2,000
2604	AUTO MILEAGE	35	60	200	150	200
2701	MEMBERSHIPS	3,265	3,188	3,188	3,036	3,188
2702	PUBLICATIONS	455	500	400	381	400
2750	GOVERNMENT LICENSES AND FEES	13	158	158	225	225
2751	PROPERTY TAX ADMIN. COST	9,865	10,222	10,222	11,993	12,323
4240	SUPPLIES - OFFICE	50	400	400	150	200
4243	SUPPLIES - COMPUTER	0	0	0	400	600
6800	ADMINISTRATIVE OVERHEAD	25,473	26,237	27,789	27,024	27,835
6900	PROMOS/CONTRIBUTIONS	303	0	0	500	500
7800	INTERGOVT EXPENSE/ERAF	63,108	67,295	63,102	0	0
7850	PASSTHRU AGRMTS	155,036	158,137	129,908	161,299	164,525
7860	TI SHARING AGRMT	294,489	350,000	315,152	329,204	336,188
7905	EXP REIMB/DVLPR	0	0	-15,646,200	-2,939,200	-15,654,000
8101	L/A APPRAISALS	16,850	7,000	28,200	32,200	6,000
8102	L/A REAL ESTATE	0	0	15,000,000	2,665,000	15,000,000
8103	L/A ESCROW/BNDR	0	3,000	3,000	2,000	3,000
8107	L/A RELOCATION CONSULTANT	3,321	200	127,500	23,000	127,500
8108	L/A RELOCATION PAYMENTS	0	0	450,000	217,000	450,000
8109	DEMOLITION	0	15,350	0	0	0
	SUBTOTAL SERVICE/SUPPLIES	687,482	740,469	615,641	869,984	544,100
	TOTAL	687,482	740,469	615,641	869,984	544,100

EXHIBIT K

REDEVELOPMENT AGENCY OF THE CITY OF PLEASANT HILL						
EXPENDITURE BUDGET 2006/08						
FUND # 79 - Low/Moderate Housing			DEPT #8090 Low/Moderate Housing			
ACCT	DESCRIPTION	ACTUAL EXPEND. 2004/05	PROJECTED EXPEND 2005/06	BUDGET 2005/06	BUDGET 2006/07	BUDGET 2007/08
0100	SALARIES - FULL TIME	114,370	114,591	114,591	123,504	125,371
0500	MEDICARE	1,651	1,669	1,669	2,415	2,597
0600	PERS	16,223	18,678	18,678	24,622	23,999
0650	DEFERRED COMP - 401A	4,480	4,584	4,584	6,504	6,643
0702	KAISER	8,051	9,043	9,043	9,063	8,422
0703	DEFERRED COMP - 457 IN-LIEU	240	480	480	480	480
0705	DENTAL	1,493	1,379	1,379	1,510	1,510
0706	HEALTHNET	1,199	0	0	0	0
0708	LIFE INSURANCE	259	256	256	256	256
0709	LONG TERM DISABILITY	1,687	1,621	1,621	1,237	1,211
0710	VISION	361	361	361	361	361
0800	WORKERS COMPENSATION	1,697	3,354	3,354	4,520	1,262
0950	TECH BENEFIT	0	0	0	300	300
	SUBTOTAL PERSONNEL	151,711	156,016	156,016	174,772	172,412
1110	P/T GENERAL LEGAL	8,829	1,000	10,500	10,700	10,000
1198	P/T OTHER	13,488	9,000	15,000	15,300	15,600
1300	CONTRACTL SVCS	195	10	0	200	200
1480	MAINT/PROP MGMT	447	0	0	0	0
1670	VEH. MAINT - CITY AUTOMOBILES	69	100	1,000	1,200	1,400
2200	ADVERTISING	0	0	3,500	3,570	3,640
2400	POSTAGE	107	105	105	120	125
2500	PRINTING	0	0	750	765	780
2601	CONFERENCES - OVERNIGHT	778	1,000	0	1,500	1,600
2602	CONFERENCES - LOCAL	475	0	1,500	500	600
2702	PUBLICATIONS	0	0	100	250	250
2750	GOVERNMENT LICENSES AND FEES	0	0	100	100	100
4240	SUPPLIES - OFFICE	0	0	100	150	150
4243	SUPPLIES - COMPUTER	0	0	0	500	0
4248	SUPPLIES/NON COMP	440	0	0	0	0
6800	ADMIN OVERHEAD	26,977	14,434	13,894	13,512	13,918
6910	HOUSING REHAB GRANT	2,012	7,500	7,500	67,600	7,800
7700	LOCAL CONTRIBUTIONS	235,000	235,000	235,000	235,000	235,000
7860	TI SHARING AGRMT	101,867	115,243	76,569	400	0
8101	L/A APPRAISALS	901				
	SUBTOTAL SERVICE/SUPPLIES	391,585	383,392	365,618	351,367	291,163
	TOTAL	543,296	539,408	521,634	526,139	463,575

Housing Rehabilitation Loan Program

160,000

160,000

160,000

160,000

EXHIBIT L-1 (FUND 70)

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EXHIBIT L-1 (FUND-70)

Pleasant Hill Redevelopment Agency
Fund 70 - Commons General/Working Fund

Acct	Description	Actual FY 03-04	Actual FY 04-05	Forecast FY 05-06	Forecast FY 06-07	Forecast FY 07-08	Forecast FY 08-09	Forecast FY 09-10	Forecast FY 10-11	Forecast FY 11-12	Forecast FY 12-13	Forecast FY 13-14	Forecast FY 14-15	Forecast FY 15-16
Revenues:														
3510	Interest Income	\$18,959	\$70,805	\$44,909	\$31,299	\$34,150	\$35,506	\$53,805	\$72,916	\$93,187	\$114,301	\$136,557	\$159,593	\$183,281
3520	Rents & Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0
4104	Developer RFP Fees	60,000	0	0	0	0	0	0	0	0	0	0	0	0
4560	Contrib From Non-Gov	0	8,333	0	0	0	0	0	0	0	0	0	0	0
4570	Contrib From Other Agencies	0	747,364	0	0	0	0	0	0	0	0	0	0	0
4990	Other Revenue	268	0	350	350	350	350	350	350	350	350	350	350	350
4991	Operating Trnsfr In (from 71)	2,000,000	1,474,000	1,159,383	1,487,928	1,423,057	1,467,843	1,504,450	1,548,597	1,593,625	1,637,672	1,682,346	1,724,418	1,776,561
	Total Revenues	2,079,227	2,300,502	1,204,642	1,519,577	1,457,557	1,503,699	1,558,605	1,621,963	1,683,162	1,752,323	1,819,253	1,884,361	1,960,192
Expenditures:														
5999-0400	Non-Dept'l Sals/Benf	0	2,516											
5999-0500	Non Dept's Sals/Medi	0	30											
8010-0100	Salaries-Perm	294,493	338,152	345,185	338,646	345,457	354,093	362,946	372,019	381,320	390,853	400,624	410,640	420,906
0210	Salaries Temp	0	0	0	0	0	0	0	0	0	0	0	0	0
0290	Salaries-BNS AWD-CA	2,037	1,344	0	0	0	0	0	0	0	0	0	0	0
0300	Sals/Overtime	59	285	0	0	0	0	0	0	0	0	0	0	0
0500	Medicare	4,250	4,849	5,168	4,589	4,678	4,795	4,915	5,038	5,164	5,293	5,425	5,561	5,700
0600	Retirement/PERS	28,684	51,213	56,265	62,135	65,563	75,725	87,463	101,019	116,677	134,762	155,651	179,776	207,642
0650	Retirement/401A	21,905	25,507	20,526	26,920	27,880	28,577	29,291	30,024	30,774	31,544	32,332	33,141	33,969
0650	Retirement/457 City Mgr	2,337	0	0										
0702	Insur/Kaiser	5,585	6,412	7,198	7,373	8,246	9,318	10,529	11,898	13,445	15,193	17,168	19,400	21,922
0703	457 In-Lieu	4,160	3,360	4,428	6,264	6,720	6,888	7,060	7,237	7,418	7,603	7,793	7,988	8,188
0705	Insur/Dental	4,238	4,687	4,274	4,274	4,392	4,502	4,614	4,730	4,848	4,969	5,093	5,221	5,351
0706	Insur/Healthnet	5,470	13,091	10,542	7,983	8,997	10,257	11,693	13,329	15,196	17,323	19,748	22,513	25,665
0708	Insur/Life	998	1,051	1,132	504	504	517	530	543	556	570	584	599	614
0709	Insur/L.T.D.	5,026	5,044	4,883	3,251	3,316	3,399	3,484	3,571	3,660	3,752	3,846	3,942	4,040
0710	Insur/Vision	705	767	786	712	712	730	748	767	786	806	826	846	868
0800	Workers Comp	2,248	5,070	5,187	3,386	3,455	3,541	3,630	3,721	3,814	3,909	4,007	4,107	4,210
0950	Tech Benefit	0	1,500	1,500	2,325	1,575	0	1,500	0	1,500	0	1,500	0	1,500
1110	Legal	65,640	105,439	25,000	330,000	285,000	65,000	66,625	68,291	69,998	71,748	73,542	75,380	77,265
1140	Auditors	6,811	6,295	11,027	10,872	11,316	11,599	11,889	12,186	12,491	12,803	13,123	13,451	13,787
1172	Minute Taker	5,625	3,138	0	4,000	4,000	4,100	4,203	4,308	4,415	4,526	4,639	4,755	4,874
1173	Agency Comp	0	1,110	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250
1176	CEQA/EIR	0	80,214	200,000	30,000	0	0	0	0	0	0	0	0	0
1177	Market Study	109,896	55,857	25,000	85,000	0	0	0	0	0	0	0	0	0
1190	Engineering	25,413	163,148	0	285,000	75,000	0	0	0	0	0	0	0	0
1198	Consultant/Other	4,820	14,953	178,348	107,500	10,000	0	0	0	0	0	0	0	0
1300	Contractual Services	7,960	1,356	0	0	0	0	0	0	0	0	0	0	0

EXHIBIT L-1 (FUND 70)

Page 2 of 2

Pleasant Hill Redevelopment Agency
Fund 70 - Commons General/Working Fund

EXHIBIT L-1 (FUND-70)

Acct	Description	Actual FY 03-04	Actual FY 04-05	Forecast FY 05-06	Forecast FY 06-07	Forecast FY 07-08	Forecast FY 08-09	Forecast FY 09-10	Forecast FY 10-11	Forecast FY 11-12	Forecast FY 12-13	Forecast FY 13-14	Forecast FY 14-15	Forecast FY 15-16
1480	Main/Property Mgmt	2,488	450	650	2,500	2,500	2,563	2,627	2,692	2,760	2,829	2,899	2,972	3,046
2200	Advertising	1,668	4,415	3,400	41,500	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552
2400	Postage	297	208	400	400	500	513	525	538	552	566	580	594	609
2500	Photo/Printing	1,343	3,504	2,100	1,900	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437
2601	Educ/Conf/Ovmt	2,814	2,325	3,500	5,200	5,350	5,484	5,621	5,761	5,905	6,053	6,204	6,359	6,518
2602	Educ/Mgs/Local	1,896	565	1,600	1,500	2,000	2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437
2603	Auto Allow	6,048	6,644	6,924	6,159	7,959	8,158	8,362	8,571	8,785	9,005	9,230	9,461	9,697
2604	Auto Mileage	62	35	150	150	150	150	150	150	150	150	150	150	150
2701	Membership	4,032	3,265	3,187	2,895	3,979	4,078	4,180	4,285	4,392	4,502	4,614	4,730	4,848
2702	Subscrip/Publn	617	455	400	381	400	410	420	431	442	453	464	475	487
2750	Gort Lic & Fees	196	163	158	225	225	231	236	242	248	255	261	267	274
2751	Prop Tx Admin Cst	27,320	30,366	35,472	40,057	40,858	41,879	42,926	44,000	45,100	46,227	47,383	48,567	49,782
4240	Suppls/Office	175	62	400	150	200	205	210	215	221	226	232	238	244
4243	Suppls/Computer	0	0	350	350	350	359	368	377	386	396	406	416	426
6800	Admin Overhead	27,769	25,473	26,237	27,024	27,835	28,531	29,244	29,975	30,725	31,493	32,280	33,087	33,914
6900	Promos/Contributions	0	303	0	500	500	513	525	538	552	566	580	594	609
7800	Intergovt Expense/ERAF	102,583	252,433	268,178	0	0	0	0	0	0	0	0	0	0
7850	Pass thru Agrmts	75,103	105,308	121,885	124,434	129,778	133,022	136,348	139,757	143,251	146,832	150,503	154,265	158,122
7860	Tax Increment Sharing	48,262	0	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
7905	Exp Reimb/Developer	(9,078)	0	0	(6,027,000)	(75,000)	*	*	*	*	*	*	*	*
8101	L/A Appraisals	49,800	16,850	15,000	42,000	0	*	*	*	*	*	*	*	*
8102	L/A Real Estate	0	0	0	5,000,000	0	*	*	*	*	*	*	*	*
8103	L/A Escrow/Bndr	2,750	4,000	0	8,000	0	*	*	*	*	*	*	*	*
8107	L/A Rel/Acq Crstlnt	0	4,119	200	92,000	0	*	*	*	*	*	*	*	*
8108	L/A Reloc Pmt	0	0	0	555,000	0	*	*	*	*	*	*	*	*
8015-1190	CCSC Cap Impr Engineering	0	1,538	0	0	0	*	*	*	*	*	*	*	*
8015-9001	CCSC Cap Impr Interfund Trsf	0	1,500,000	0	0	0	*	*	*	*	*	*	*	*
8014-1190	W. Hkstin Cap Imp Engr	0	0	25,000	0	25,000	*	*	*	*	*	*	*	*
8014-1390	W. Hkstin Cap Imp Cons	0	0	117,500	0	147,500	*	*	*	*	*	*	*	*
8014-2500	W. Hkstin Cap Imp Adv	0	0	1,250	0	1,250	*	*	*	*	*	*	*	*
8014-2500	W. Hkstin Cap Imp Phot	0	0	1,250	0	1,250	*	*	*	*	*	*	*	*
Total Expenditures		954,535	2,858,869	1,544,890	1,448,309	1,423,645	1,046,235	1,080,833	1,115,077	1,155,309	1,195,921	1,243,366	1,292,161	1,348,902
Rev less Exp (Current Earnings)		1,124,692	(558,367)	(340,248)	71,268	33,912	457,464	477,772	506,786	527,853	556,402	575,887	592,200	611,290
Plus: Fund Balance, 7/1/xx		301,732	1,681,092	1,122,725	782,477	853,745	887,657	1,345,121	1,822,892	2,329,678	2,857,531	3,413,933	3,989,820	4,582,020
Fund Balance, 6/30/xx		\$1,681,092	\$1,122,725	\$782,477	\$853,745	\$887,657	\$1,345,121	\$1,822,892	\$2,329,678	\$2,857,531	\$3,413,933	\$3,989,820	\$4,582,020	\$5,193,311
Confirmed				Estimate										
Less Reserve for Land Held for Redev		9,556	9,556	9,556	9,556	9,556	9,556	9,556	9,556	9,556	9,556	9,556	9,556	9,556
Available Fund Balance		\$1,671,536	\$1,113,169	\$772,921	\$844,189	\$878,101	\$1,335,565	\$1,813,336	\$2,320,122	\$2,847,975	\$3,404,377	\$3,980,264	\$4,572,464	\$5,183,755
* Expenditures for specific projects are not projected beyond two-year Budget because future projects costs and timing are unknown.				Estimate									Estimate	Estimate

EXHIBIT L-2 (FUND 71)

EXHIBIT L-2 (FUND-71)

Account Description	Actual FY03-04	Actual FY04-05	Forecast FY05-06	Forecast FY06-07	Forecast FY07-08	Forecast FY08-09	Forecast FY09-10	Forecast FY10-11	Forecast FY11-12	Forecast FY12-13	Forecast FY13-14	Forecast FY14-15	Forecast FY15-16
Revenues:													
3510 Interest Income	61,207	66,304	53,559	54,469	49,566	49,795	49,802	50,182	50,335	50,665	50,778	51,070	51,530
4341 Tax Increment	2,235,568	2,355,511	2,427,507	2,626,670	2,679,203	2,732,787	2,787,443	2,843,192	2,900,056	2,958,057	3,017,218	3,077,563	3,139,114
Total Revenues	2,296,775	2,421,815	2,481,066	2,681,139	2,728,769	2,782,582	2,837,245	2,893,374	2,950,391	3,008,722	3,067,996	3,128,633	3,190,644
Expenditures:													
8010-1300 Contractual Services	25	1,959	1,586	1,959	1,998	2,038	2,079	2,120	2,163	2,206	2,250	2,295	2,341
7400 Principal on Bonds	390,000	375,000	390,000	390,000	395,000	405,000	410,000	425,000	435,000	450,000	460,000	475,000	495,000
7500 Interest on Bonds	279,728	272,078	264,528	256,827	248,978	240,471	230,790	219,821	207,453	193,953	179,618	164,183	147,198
7600 Fiscal Agent Fees	2,097	1,660	9,457	1,660	1,693	1,727	1,762	1,797	1,833	1,869	1,907	1,945	1,984
7660 Bond Issue Csts	1,150	0	0	0	0	0	0	0	0	0	0	0	0
9001 Oper Transf Out (to 70)	2,000,000	1,474,000	1,159,383	1,487,928	1,423,057	1,467,843	1,504,450	1,548,597	1,589,625	1,637,672	1,682,346	1,724,418	1,776,561
9001 Oper Transf Out (to 73)	684,235	672,543	652,297	665,343	652,297	665,343	678,650	692,223	706,067	720,189	734,592	749,284	764,270
Total Expenditures	3,357,235	2,797,240	2,467,251	2,803,717	2,723,023	2,782,422	2,827,730	2,889,558	2,942,141	3,005,889	3,060,713	3,117,125	3,187,354
Rev less Exp	(1,060,460)	(375,425)	13,815	(122,578)	5,746	160	9,515	3,816	8,250	2,833	7,283	11,507	3,290
Plus: Fund Balance, 7/1/xx	2,791,913	1,731,451	1,356,027	1,361,718	1,239,140	1,244,886	1,245,046	1,254,561	1,258,377	1,266,627	1,269,460	1,276,743	1,288,250
**GASB 34 Reclassi of Debra Set-Aside Liab													
Fund Balance, 6/30/xx	1,731,451	1,356,027	1,361,718	1,239,140	1,244,886	1,245,046	1,254,561	1,258,377	1,266,627	1,269,460	1,276,743	1,288,250	1,291,540
	Confirmed	Confirmed	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate

Fund Balance at year end represents amount required for reserve account \$651,563 on 2002 TARBS and full payment of following calendar year bond principal and 50% of the bond interest due for the following fiscal year plus the annual repayment of set aside of 58,088 plus 10,000

EXHIBIT L-3 (FUND-73)

** New Fund created in FY 02-03

Acct	Description	Actual FY 03-04	Actual FY 04-05	Forecast FY 05-06	Forecast FY 06-07	Forecast FY 07-08	Forecast FY 08-09	Forecast FY 09-10	Forecast FY 10-11	Forecast FY 11-12	Forecast FY 12-13	Forecast FY 13-14	Forecast FY 14-15	Forecast FY 15-16
Revenues:														
3510	Interest Income	\$3,256	\$9,696	\$34,156	\$34,621	\$35,598	\$35,885	\$36,801	\$38,033	\$39,706	\$41,659	\$44,133	\$47,175	\$50,654
4990	Other Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0
4991	Operating Transfers IN (From Fund 71)*	684,235	672,543	652,297	665,343	652,297	665,343	678,650	682,223	705,067	720,189	734,502	749,284	764,270
	Total Revenues	687,491	682,239	686,453	695,964	687,895	701,228	715,451	730,256	745,773	761,848	778,725	796,459	814,924
Expenditures:														
8010-1300	PI Hill Commons Contract Svcs	13,846	15,823	5,976	6,155	6,340	6,530	6,726	6,928	7,136	7,350	7,570	7,797	8,031
7400	PI Hill Commons Bond Principal	175,000	115,000	120,000	120,000	125,000	130,000	130,000	135,000	145,000	150,000	155,000	165,000	168,000
7500	PI Hill Commons Int/Bonds/Notes	401,142	397,432	393,902	389,792	384,977	372,492	373,527	366,879	359,785	352,083	343,820	334,519	328,519
7600	PI Hill Commons Fiscal Agmt Fee	1,575	1,575	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567	4,704
7660	PI Hill Commons Bond Issue Costs	0	0	0	0	0	0	0	0	0	0	0	0	0
7860	Tax Increment Sharing	0	147,037	151,448	155,991	160,671	165,491	170,456	175,570	180,837	186,262	191,850	197,605	203,533
9200	PI Hill Commons Adv Refd Escrow	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Expenditures	591,563	676,867	674,826	675,544	680,701	678,338	684,648	688,434	696,937	699,999	702,674	709,488	712,787
	Rev less Exp	95,928	5,372	11,627	24,420	7,194	22,890	30,802	41,822	48,837	61,848	76,052	86,971	102,136
	Plus: Fund Balance, 7/1/xx	752,592	612,495	853,892	865,519	889,939	897,133	920,023	950,825	992,647	1,041,484	1,103,332	1,179,384	1,266,355
	Fund Balance, 6/30/xx	\$612,495	\$853,892	\$865,519	\$869,939	\$897,133	\$920,023	\$950,825	\$992,647	\$1,041,484	\$1,103,332	\$1,179,384	\$1,266,355	\$1,368,491
		Confirmed	Confirmed	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate

Fund Balance Estimate includes \$519,976 for reserves plus amount required for payment of next calendar year entire Bond Principal payment plus 50% of following years bond interest payment

EXHIBIT L-3 (FUND 73)

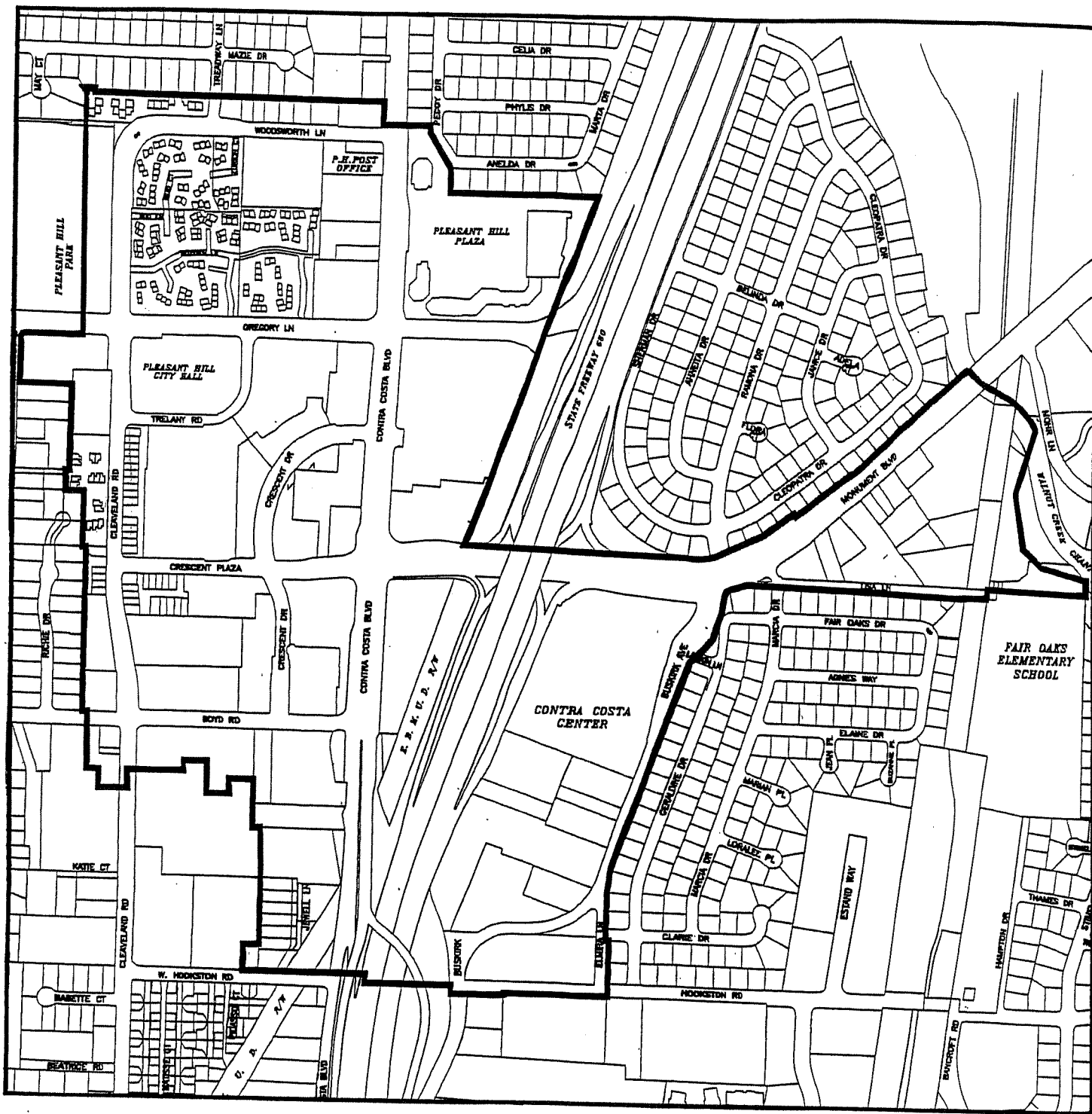
EXHIBIT L-4 (FUND-75)

EXHIBIT L-4 (FUND 75)

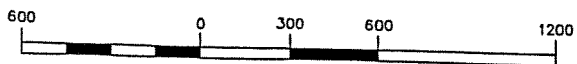
Acct.	Description	Actual FY 03-04	Actual FY 04-05	Forecast FY 05-06	Forecast FY 06-07	Forecast FY 07-08	Forecast FY 08-09	Forecast FY 09-10	Forecast FY 10-11	Forecast FY 11-12	Forecast FY 12-13	Forecast FY 13-14	Forecast FY 14-15	Forecast FY 15-16
Revenues:														
3510	Interest Income	\$2,032	\$55,653	\$45,043	\$109,442	\$110,476	\$125,216	\$138,406	\$152,288	\$166,891	\$182,249	\$198,395	\$215,364	\$233,192
3520	Rents & Concessions	8,220	4,795	0	0	0	0	0	0	0	0	0	0	0
4341	Tax Increment	810,256	743,319	770,979	786,399	802,127	818,169	834,532	851,223	868,248	885,613	903,325	921,391	939,819
4570	Contrib From Other Agencies	81,199	884,956	816,022	895,841	912,603	943,385	972,938	1,003,511	1,035,139	1,067,862	1,101,720	1,136,755	1,173,011
	Total Revenues													
Expenditures:														
8020-0709 Ins LTD														
8020-0710														
1110	Legal	848	0	0	0	0	0	0	0	0	0	0	0	0
1140	Auditors	56,208	43,360	40,000	112,500	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717
1172	Mindte Taker	6,811	6,295	8,872	8,872	9,316	9,502	9,692	9,886	10,084	10,286	10,491	10,701	10,915
1173	RDA Agency	5,625	3,017	0	4,000	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687
1176	CEQA/EIR	0	900	2,250	2,250	2,250	2,295	2,341	2,388	2,435	2,484	2,534	2,585	2,636
1177	Market Study	0	0	0	30,000	0	0	0	0	0	0	0	0	0
1190	Engineering	16,277	16,088	0	30,000	0	0	0	0	0	0	0	0	0
1198	Consultant/Other	0	0	0	20,000	0	0	0	0	0	0	0	0	0
1480	Main/Property Mgmt	2,595	33,426	20,000	100,000	10,000	0	0	0	0	0	0	0	0
2200	Advertising	272	7,150	20,000	2,500	2,500	2,550	2,601	2,653	2,705	2,760	2,815	2,872	2,929
2400	Postage	0	1,703	3,400	16,500	17,500	17,850	18,207	18,571	18,943	19,321	19,708	20,102	20,504
2500	Photo/Printing	130	104	400	400	500	510	520	531	541	552	563	574	586
2601	Educ/Conf/Ovmt	264	400	2,400	1,900	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343
2602	Educ/Mgls/Local	2,814	2,325	800	5,200	5,350	5,457	5,566	5,677	5,791	5,907	6,025	6,145	6,268
2604	Auto Mileage	1,805	451	600	1,500	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343
2701	Membership	62	35	60	150	200	204	208	212	216	221	225	230	234
2702	Subscrip/Publn	4,032	3,265	3,188	3,036	3,188	3,252	3,317	3,383	3,451	3,520	3,590	3,662	3,735
2750	Govt Lic & Fees	617	455	500	381	400	408	416	424	433	442	450	459	469
2751	Prop Tx Admin Cst	71	13	158	225	225	230	234	239	244	248	253	258	264
4240	Supplies/Office	7,940	9,865	10,222	11,993	12,323	12,569	12,821	13,077	13,339	13,606	13,878	14,155	14,438
4243	Supplies/Computer	129	50	400	400	200	204	208	212	216	221	225	230	234
6800	Admin Overhead	27,769	25,473	26,237	27,024	27,835	28,392	28,960	29,539	30,129	30,732	31,347	31,974	32,613
6900	Promos/Contributions	0	0	0	500	500	510	520	531	541	552	563	574	586
7800	Intergovt Exp (ERAF)	14,656	63,108	67,295	0	0	0	0	0	0	0	0	0	0
7850	Passifru Agrmts	171,879	155,036	158,137	161,299	164,525	167,816	171,172	174,596	178,088	181,649	185,282	188,988	192,768
7860	Tax Increment Sharing	194,760	294,489	350,000	329,204	336,188	342,912	349,770	356,765	363,901	371,179	378,602	386,174	393,898
7905	Exp Reimb/Developer	0	0	0	(2,939,200)	(15,654,000)	*	*	*	*	*	*	*	*
8101	L/A Appraisals	0	16,850	7,000	32,200	6,000	*	*	*	*	*	*	*	*
8102	L/A Real Estate	0	0	0	2,665,000	15,000,000	*	*	*	*	*	*	*	*
8103	L/A Escrow/Bndr	0	0	3,000	2,000	3,000	*	*	*	*	*	*	*	*
8107	L/A Rel/Acq Cnslht	0	3,321	200	23,000	127,500	*	*	*	*	*	*	*	*
8108	L/A Reloc Pmt	0	0	0	217,000	450,000	*	*	*	*	*	*	*	*
8109	Demolition	0	0	15,350	0	0	0	0	0	0	0	0	0	0
8111	L/A In Lieu Rent	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Expenditures	515,613	687,482	740,469	869,984	544,100	613,632	625,905	638,423	651,192	664,216	677,500	691,050	704,871
	Rev less Exp	304,895	197,484	75,553	25,856	368,502	329,753	347,033	365,088	383,947	403,646	424,220	445,705	468,140
	Plus: Fund Balance, 7/1/xx	2,159,599	2,433,037	2,660,496	2,736,049	2,761,905	3,130,408	3,460,160	3,807,194	4,172,281	4,556,228	4,959,874	5,384,094	5,829,800
	Fund Balance, 6/30/xx	\$2,433,037	\$2,660,496	\$2,736,049	\$2,761,905	\$3,130,408	\$3,460,160	\$3,807,194	\$4,172,281	\$4,556,228	\$4,959,874	\$5,384,094	\$5,829,800	\$6,297,940
	Less Reserve for Land Held for Redev	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)	(86,000)
	Less Reserve for Mkt Value Adj to Invest*	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)	(19,184)
	Available Fund Balance	\$2,327,853	\$2,555,312	\$2,630,865	\$2,656,721	\$3,025,224	\$3,354,976	\$3,702,010	\$4,067,097	\$4,451,044	\$4,854,690	\$5,278,910	\$5,724,616	\$6,192,756

*Check Balance Sheet every year end

* Expenditures for specific projects are not projected beyond two-year Budget because future projects costs and timing are unknown.



PROJECT AREA BOUNDARY

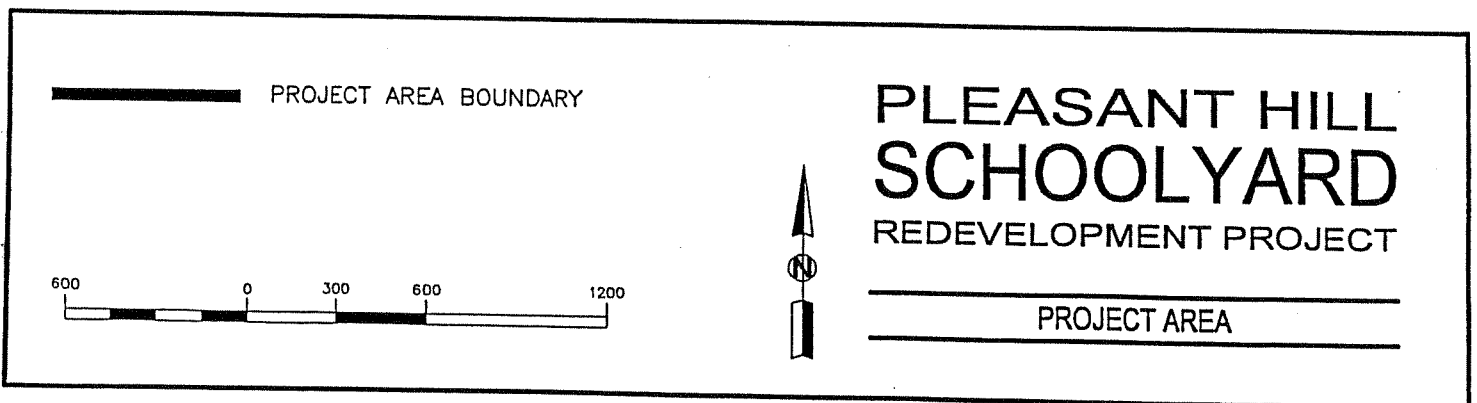
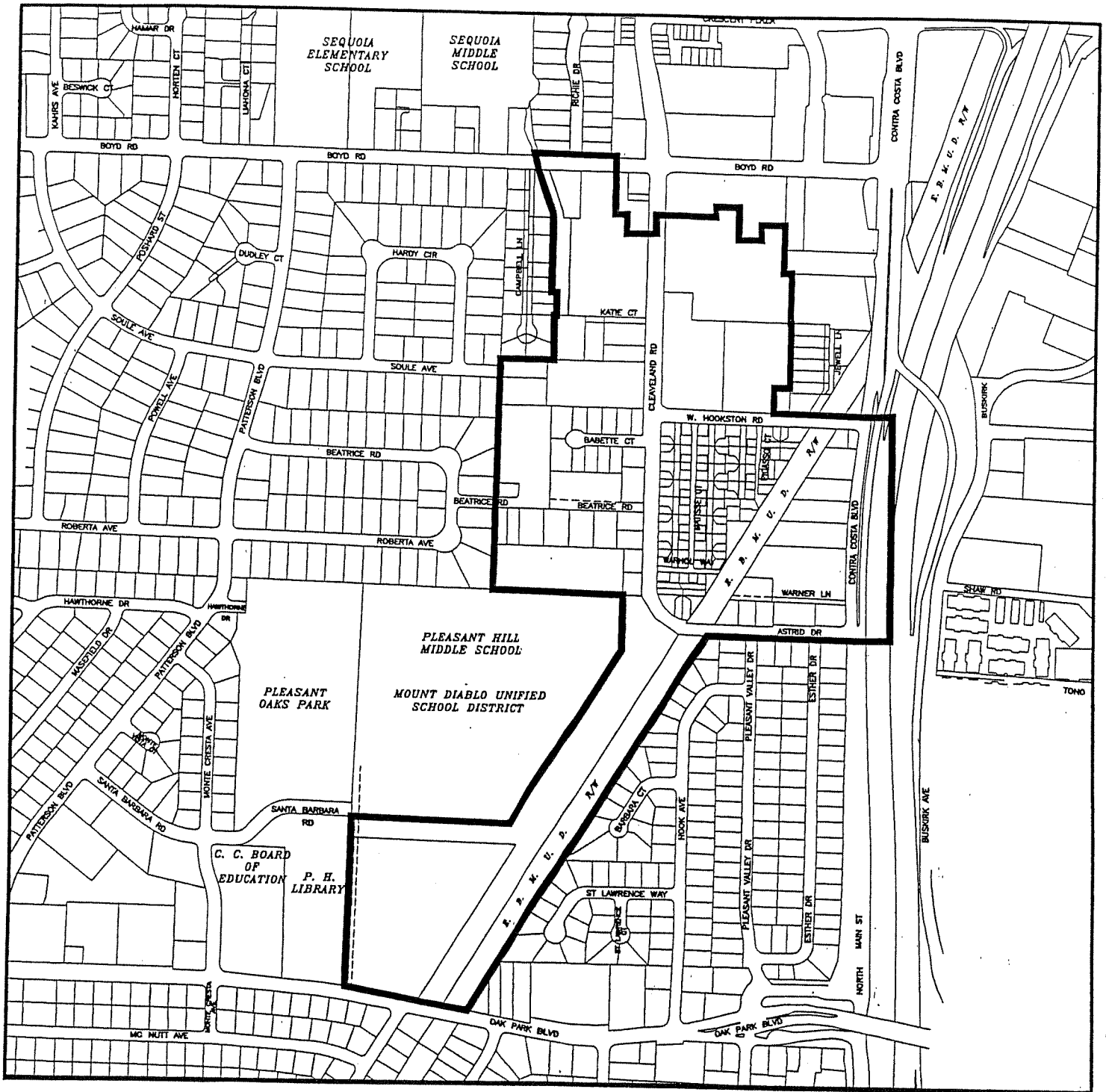


PLEASANT HILL COMMONS

REDEVELOPMENT PROJECT

PROJECT AREA

Exhibit N



REDEVELOPMENT AUTHORIZED POSITIONS

FUND 70	2006/2007	2007/2008
Accountant	0.25	0.25
Administrative Secretary	0.80	0.80
City Manager	0.25	0.25
Director of Finance	0.25	0.25
Economic Development Manager	0.60	0.60
Redevelopment Programs Administrator	1.00	1.00
TOTAL	3.15	3.15
 Fund 79		
Administrative Secretary	0.20	0.20
Economic Development Manager	0.40	0.40
Housing Coordinator	1.00	1.00
TOTAL	1.60	1.60
 GRAND TOTAL	 4.75	 4.75

PLEASANT HILL REDEVELOPMENT AGENCY
DEBT SERVICE SCHEDULE
FY 06-07 through FY 07-08

	PROJECTED ACTUAL 2005-2006	BUDGET 2005-2006	BUDGET 2006-2007	BUDGET 2007-2008
(Property tax increment from the entire Commons project area covers these debt service payments.)				
71-8010-7400	\$380,000	\$380,000	\$390,000	\$395,000
71-8010-7500	264,528	264,528	256,827	248,978
71-8010-7600	9,457	9,457	1,660	1,693
Total	\$653,985	\$653,985	\$648,487	\$645,671

TAX ALLOCATION REFUNDING BONDS, SERIES 2002

Principal	71-8010-7400
Interest	71-8010-7500
Fiscal Agent Fees	71-8010-7600
Total	

PH DOWNTOWN COMMUNITY FACILITIES DIST #1 BONDS, SERIES 2002

(Property tax increment from the Downtown commercial properties covers this debt service. If that were ever insufficient, the property owner(s) of those properties would be assessed a Special Tax to cover the difference, per agreement with the developer.)

Principal	73-8010-7400	\$120,000	\$120,000	\$125,000
Interest	73-8010-7500	393,902	393,902	384,977
Fiscal Agent Fees	73-8010-7600	3,500	3,500	3,713
Total		\$517,402	\$513,397	\$513,690

TOTAL REDEVELOPMENT AGENCY DEBT SERVICE

Principal	\$500,000	\$500,000	\$510,000	\$520,000
Interest	658,430	658,430	646,619	633,955
Fiscal Agent/Trustee Fees	12,957	12,957	5,265	5,406
Total	\$1,171,387	\$1,171,387	\$1,161,884	\$1,159,361